



## 3 bedroom Townhouse for sale in Guardamar del Segura, Alicante

280,000€



This property is situated in just 100 meters from the central beach of Guardamar del Segura and 50 m from the famous Reina Sofia park. Excellent location with absolutely all services and amenities available at your fingertips. Quiet street, with very little traffic. Large townhouse with 168 m<sup>2</sup> of constructed area distributed between 3 levels. 70 m<sup>2</sup> basement with garage, storage room, restroom and a second living room with fireplace. A/C is installed in the basement living room. The basement level can be accessed directly from the main living room on the ground floor. Ground floor has 53 m<sup>2</sup> which are distributed between spacious living room, large separate kitchen and a bathroom. There are two terraces on the ground floor - in the front and in the back of the house. The front terrace (10 m<sup>2</sup> approx) is a porch type open terrace facing South. The back terrace (15 m<sup>2</sup> approx) can be accessed through the kitchen and is covered with a pergola. The back terrace faces North. The first floor has 45 m<sup>2</sup> distributed between 3 bedrooms and 1 bathroom. 2 double bedrooms and 1 single bedroom. Furniture and electric appliances are not included in the price. 10% tax and other purchasing expenses are not included. The house doesn't have community fees, only the annual Council tax, which is 326.89 EUR. Please do not hesitate to contact us for more information or to arrange a viewing!

- 3 bedrooms
- Veranda
- Storage

- 2 bathrooms
- Indoor Fireplace
- Unfurnished

- 168m<sup>2</sup> Build size
- Parking, Garage