

## 3 bedroom Villa for sale in Orba, Alicante

445,000€



























This beautifully presented detached villa offers stunning views of the sea and is spread over two floors. On the main floor, you are welcomed into an open-plan living and dining area with fantastic views, which leads into a generously sized, fully fitted kitchen with a breakfast area. A back door opens onto an enclosed naya with glass curtains, providing access to the utility room and workshop. From the living area, a hallway takes you to two double bedrooms, a family bathroom, and a second cloakroom with a toilet.

An external staircase leads to the ground floor, where you will find a self-contained living space featuring a second living room, another fully fitted kitchen, a double bedroom with an ensuite shower room, and access to the large under-build store room and wood store.

The villas fully enclosed and landscaped gardens are a beautiful highlight, with terraced areas filled with various flowers, shrubs, and fruit trees, including lemon, orange, lime, and pomegranate. The outdoor space also features two large covered seating areas, a BBQ, and a large swimming pool, making it perfect for relaxation and entertaining.

Modern conveniences such as solar panels, double glazing with fitted mosquito nets and persianas, air conditioning, ceiling fans, and electric radiators ensure comfort and energy efficiency. This villa is a perfect blend of luxury and practicality, offering everything you need for a comfortable and enjoyable lifestyle. Viewings are highly recommended.

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|  3 bedrooms                  |  3 bathrooms          |  234m <sup>2</sup> Build size |
|  828m <sup>2</sup> Plot size |  Swimming Pool        |  Private parking              |
|  Local Tax (Annual): 712     |  Fully Fitted Kitchen |  Private Driveway             |
|  Open Plan Kitchen           |  Underbuild           |  Unfurnished                  |
|  Pool                        |  Terrace              |  Heating                      |
|  Washing machine             |  Garden               |  Air conditioning             |
|  Pool type: Private          |  Fitted wardrobes     |  Solar system                 |
|  Wood burner                 |  Utility room         |  Views: Sea views             |



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