



## 4 bedroom Villa for sale in Torrevieja, Alicante

447,000€

We present this exclusive corner property, situated in one of the most sought after areas of Torrevieja: Aguas Nuevas, specifically in the well-known Avenida Baleares. Its excellent location, surrounded by services and with quick access to all the key points of the city, makes it an unbeatable option both as a permanent residence and as a holiday home. As soon as you arrive, you are greeted by a private garden brimming with life, with carefully chosen details, fruit trees and flowers. Its large covered porch allows you to enjoy the outdoors all year round, creating ideal corners to relax, read or share moments in good company. The access for vehicles is double, with entrances from both streets, which gives great comfort and privacy. It has a closed garage with capacity for two cars, as well as an interior parking area with space for more vehicles. On the main floor, the distribution is functional and welcoming: Generously sized living-dining room, with direct access to the porch Independent kitchen with natural light 1 full bathroom + 1 guest toilet Large pantry with wine cellar Office Extra room currently used as a living room Double bedroom The upper floor offers independence and comfort. It consists of 2 very spacious bedrooms, both with en-suite bathrooms. The master bedroom has a private terrace, large built-in wardrobes and a full bathroom with bathtub and separate shower. The second bedroom also has a private bathroom with bathtub. In addition, you will find a laundry and ironing room with direct access to a large solarium terrace, ideal for hanging out, sunbathing or simply relaxing. The home also has underfloor heating and a fireplace on the ground floor, as well as several air conditioning units in various rooms. Given its orientation and location, it also allows for the installation of solar panels should the new owner so desire. This property combines spaciousness, luminosity and privacy in a well-kept residential environment. With no community fees, multiple possibilities of use and a privileged environment, this villa is a real gem for those looking for quality of life. The house is sold partially furnished.

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|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                  |  3 bathrooms                         |  187m <sup>2</sup> Build size |
|  318m <sup>2</sup> Plot size |  Garden                              |  Near bus route               |
|  Laundry room                |  Near Schools                        |  Near Trees                   |
|  Near Commercial Center      |  Location: Coastal                   |  Solarium: Yes                |
|  Number of Parking Spaces: 2 |  Heating: Yes, Air Conditioning: Yes |  Has Main Electric            |
|  WC: 1                       |  Single Bedrooms: 4                  |  X                            |
|  Fully Furnished             |                                                                                                                         |                                                                                                                    |