






## 3 bedroom Villa for sale in Mutxamel, Alicante

**350,000€**

Discover this charming corner townhouse, built in 2007, located in the exclusive Illeta Golf residential area in Mutxamel. With a constructed area of 152.96 m<sup>2</sup> and a usable area of 107.61 m<sup>2</sup>, this home offers space, comfort, and a privileged location right on the golf course. Distributed over two floors, it features three spacious bedrooms and two full bathrooms, ideal for families and those seeking a spacious and functional second home. The property features a large 33.01 m<sup>2</sup> porch and 23.91 m<sup>2</sup> terraces on the upper floor and a private garden on the ground floor, perfect for enjoying the sun and the Mediterranean climate year-round. Southeast facing Outstanding features: 2 communal swimming pools (children and adults) 2 outdoor parking spaces included Paddle tennis court and playground Garden areas for walking and relaxing Video intercom Gas heater and ducted air conditioning Corner orientation, greater privacy and brightness Partial sea views Frontline golf In addition, there is the possibility of negotiating the sale with the furniture included, facilitating a hassle-free move. This townhouse represents a magnificent opportunity both as a second home on the Costa Blanca, or as an investment in a quiet and well-connected area, just minutes from the beach, Alicante city and the airport.

 3 bedrooms  
 200m<sup>2</sup> Plot size

 2 bathrooms  
 Swimming Pool

 153m<sup>2</sup> Build size