

## 3 bedroom Other for sale in Orihuela, Alicante

**435,000€**



















### Mediterranean Charm in the Heart of Villamartín

Located in the exclusive residential complex "RIOJA", within the Villamartín Golf Course, in the municipality of Orihuela, this bright "Brisas"-type home harmoniously combines comfort, Mediterranean design, and outdoor living

Spread over two floors connected by an internal staircase, the property offers a usable area of 13708 m<sup>2</sup> and a built area of 160 m<sup>2</sup>. Its smart layout includes various rooms and amenities ensuring both functionality and comfort. On the upper floor, the studio provides a versatile space ideal for working, relaxing, or using as a third bedroom.

Its generous outdoor areas stand out: a main terrace, perfect for enjoying the area's mild climate; a glazed terrace that extends the living room outdoors; and a spacious entrance hall that welcomes with openness and elegance.

The true heart of the home is its private 245 m<sup>2</sup> garden, featuring an individual swimming pool—perfect for leisure, peace, or social gatherings. The plot's south-facing façade ensures brightness throughout the day, and even offers sea views over the pine forest located directly in front of the house.

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|--|---|--|
|  3 bedrooms                  |  2 bathrooms   |  160m <sup>2</sup> Build size |
|  345m <sup>2</sup> Plot size |  Category-Golf |  Basement                     |
|  Fireplace                   |  Furnished     |  Heating                      |
|  Laundry                     |  Pool          |  Porch                        |
|  Private pool                |  Solarium      |  Storage room                 |
|  Terrace                     |   |  |

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