

## 4 bedroom Villa for sale in Campoamor, Alicante

860,000€



We are delighted to present this magnificent 4-bedroom, 2.5-bathroom villa, located on the frontline of the prestigious Campoamor Golf Course. This unique property, originally with 5 bedrooms, has been carefully modified: one bedroom was sacrificed to enlarge the living-dining area, creating a brighter, more spacious, and welcoming environment. The villa sits on a 604 m<sup>2</sup> corner plot, offering privacy and unbeatable views of the golf course. It is within walking distance of the clubhouse and the popular La Fuente commercial centre, which offers a wide variety of restaurants, bars, cafés, supermarkets, and services.





On the ground floor, there is a spacious and elegant entrance hall from the covered front terrace, a fully fitted independent kitchen with high-quality appliances (including some by Miele), laundry room and pantry. The recently renovated living-dining room features a wood-burning fireplace, a partially marble-clad wall, and large windows that flood the space with light. This floor also includes a modernised guest toilet and a double bedroom currently used as a traditional tea room.

The first floor offers three double bedrooms with fitted wardrobes. The master bedroom features double wardrobes, en-suite bathroom with shower and jacuzzi bath, and direct access to a shared terrace overlooking the golf course. Another double bedroom also opens onto this terrace, while a third double bedroom enjoys its own private terrace. There is also a family bathroom with shower.

Outside, the property boasts a tiled low-maintenance garden, a beautiful fruit tree at the entrance, a private 9 x 4.8 m swimming pool with sunbathing area, shaded off-road parking, private garage, and several terraces with open views of the natural surroundings.

Additional features include:

Hot and cold air conditioning throughout

- |  |   |  |
|--|---|--|
|  4 bedrooms                  |  2 bathrooms |  185m <sup>2</sup> Build size |
|  604m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Storage room   | <input checked="" type="checkbox"/> Onsite Parking  | <input checked="" type="checkbox"/> Private pool   |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Golf views   |
| <input checked="" type="checkbox"/> White Goods  | <input checked="" type="checkbox"/> Amenities- car  | <input checked="" type="checkbox"/> Panoramic views  |
| <input checked="" type="checkbox"/> Balcony  | <input checked="" type="checkbox"/> Walking Distance to Amenities                               | <input checked="" type="checkbox"/> Alarm System   |
| <input checked="" type="checkbox"/> Built-in Wardrobes   | <input checked="" type="checkbox"/> Rental Potential  | <input checked="" type="checkbox"/> Utility Room   |
| <input checked="" type="checkbox"/> Furnished  | <input checked="" type="checkbox"/> Separate Kitchen  | <input checked="" type="checkbox"/> Fireplace  |