



## 3 bedroom Townhouse for sale in Guardamar del Segura, Alicante

250,000€



We present an attractive townhouse located in a gated residential complex in Guardamar del Segura, with a communal pool available to all residents.

The property has an independent entrance and a front terrace. Upon entering through the main door, there is a living room and a guest toilet. Next is the separate kitchen, which leads to a glazed and enclosed rear patio that can be opened on the sides through sliding windows – ideal as a bright dining area.

On the first floor, there are two spacious bedrooms with fitted wardrobes and a modern bathroom with shower. The third floor features another bedroom with two exits: one to a small patio where the washing machine/dryer and water heater are located, and the other to an outdoor terrace perfect for enjoying breakfast in the open air. From this terrace there are sea views.

A highlight of this home is its private garage with direct access from the street. It is sold fully furnished (except personal belongings), with appliances, centralized air conditioning, awning, sofa with integrated armchair, solar panel for hot water, and in the third bedroom a split unit, electric towel warmer, ceiling fan and television with German channels.

Additional information about Guardamar del Segura and surroundings:

Guardamar del Segura is a coastal town located in the south of the Costa Blanca, offering about 11 kilometres of fine sandy beaches. It is approximately 33 km from Alicante–Elche Airport. The La Marquesa Golf Course (in Ciudad Quesada) is one of the nearest in the area, just 7.2 km from the property. Contact us if you wish to arrange a viewing.

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|----------------------------|------------------|------------------------------|
| 3 bedrooms                 | 1 bathroom       | 132m <sup>2</sup> Build size |
| 35m <sup>2</sup> Plot size | Swimming Pool    | Communal Pool                |
| Solarium - Private         | Storage room     | Terrace                      |
| Pool views                 | Air conditioning | Conservatory                 |
| White Goods                | Panoramic views  | Built-in Wardrobes           |
| Rental Potential           | Utility Room     | Walking Distance to Beach    |
| Double Garage              | Sea Views        | Ceiling Fans                 |
| Furnished                  | Separate Kitchen | Closed community             |



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