



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

269,000€

A beautifully presented detached villa in a great location on El Raso, Guardamar del Segura, overlooking a park area, and within an easy stroll of local amenities, restaurants and bars. The property is set within a peaceful community, just steps away from the well kept communal pool and gardens. The villa was built in 2004 and has been well maintained by the current owners who are selling the property fully furnished. With a plot size of approx. 200m<sup>2</sup> it includes off road parking with a carport, a tiled rear terrace with privacy screens plus a well established garden with mature trees and plants. This east facing property with a build size of approx. 100m<sup>2</sup> comprises of a spacious terrace overlooking the garden to the front with access to a storage space at the side of the house. On entering the villa you are met with an open plan living space with dining area and lounge flooded with lots of natural light and benefitting from air conditioning, ceiling fan and a gas fireplace for the cooler months. There is a large breakfast bar to the open, fully fitted kitchen, a storage under stairs cupboard, a shower room and double guest bedroom with fitted wardrobes and ceiling fan. Upstairs you will find two double bedrooms, each with patio doors off leading to the large solarium with great views over the park and surrounding area. The master bedroom also benefits from air conditioning and both bedrooms have fitted wardrobes and ceiling fans. There is also a family shower room. Viewing is highly recommended as this property is sure to move quickly.

 3 bedrooms  
 Swimming Pool

 2 bathrooms

 100m<sup>2</sup> Build size