








## 4 bedroom Villa for sale in Orihuela Costa, Alicante




250,000€



This charming chalet for sale, located in the peaceful area of Las Filipinas in Orihuela Costa, offers an excellent combination of space, comfort, and location. With 195 m<sup>2</sup> of built area on a 280 m<sup>2</sup> plot, the property provides plenty of room to enjoy everyday life, whether with family or guests. It is also just 3 km from the Villamartín and Campoamor golf courses, two of the most renowned in the area, making it an ideal option for golf lovers and those who enjoy outdoor living. The layout of the house is both practical and inviting. On the ground floor, it features an independent kitchen, a guest toilet, and a spacious living-dining room, bright and with direct access to the outside—perfect for gatherings and relaxation. On the first floor, there are two spacious bedrooms and a full bathroom, designed to offer privacy and comfort. The basement provides even more possibilities: it includes two additional bedrooms, a full bathroom, and a separate living room, making it a versatile area ideal for guests, leisure activities, or even a workspace. The property also includes a private solarium, an ideal spot to unwind, sunbathe, and enjoy the beautiful views of the surroundings. The 280 m<sup>2</sup> plot offers outdoor space with potential for garden areas, a barbecue zone, or relaxing corners. Overall, the chalet offers four bedrooms, two full bathrooms, and a guest toilet, all in a quiet location close to all essential services. A spacious, bright home with great potential, perfect as a permanent residence or for holiday stays on the Costa Blanca. SUMA/IBI (property tax): 395 € per year COMUNIDAD (Association fee) : NO

-  4 bedrooms
-  280m<sup>2</sup> Plot size
-  Solarium
-  Storage room

-  3 bathrooms
-  Air conditioner
-  Porch

-  195m<sup>2</sup> Build size
-  Electricity
-  Terrace



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