

## 4 bedroom Villa for sale in Orihuela, Alicante

459,000€

This 240 m<sup>2</sup> villa features 4 bedrooms with built-in wardrobes, a living-dining room with a wood-burning fireplace, a very spacious independent kitchen with cherry wood cabinets, a utility room with a laundry area, a bathroom with a whirlpool tub, and another en-suite bathroom in the master bedroom. It also boasts 2 terraces, a private swimming pool, a chill-out area perfect for barbecues under solid wood gazebos, enjoying the fresh air of the surrounding orchards, a two-car garage with storage cabinets and a toilet, and a 1050 m<sup>2</sup> plot with a large area for children to play and have fun. Inside, the villa showcases high-quality finishes, with spacious rooms and abundant natural light. Features include marble and ceramic tile flooring, tilt-and-turn aluminum windows with double glazing, and interior woodwork crafted from Spanish oak. The villa has double-wall insulation (with sprayed polyurethane foam) for both acoustic and thermal insulation. The exterior is perfect for relaxing by the pool or strolling through the easy-to-maintain and irrigated garden, which features ornamental trees and various fruit trees. The villa is located near a residential neighborhood (50 meters), a restaurant (100 meters), and a supermarket (200 meters). It is 6 minutes from Orihuela city center and 30 minutes from the beaches. EAST-SOUTH-WEST FACING. ANNUAL PROPERTY TAX (IBI): €22018. NO HOMEOWNERS' ASSOCIATION.

-  4 bedrooms
-  1,050m<sup>2</sup> Plot size
-  Patio
-  Games Room

-  2 bathrooms
-  Pool Views
-  BBQ

-  240m<sup>2</sup> Build size
-  Garden
-  Furnished