

## 2 sovrum Duplex till salu i Orihuela, Alicante

165.000€



We are delighted to present you with this charming quad house situated in the tranquil urbanisation of Las Filipinas, just outside Villamartin, offering the epitome of comfortable living.

Boasting 2 bedrooms with the potential to convert it to 3 bedrooms and 2 bathrooms, this property is strategically located within walking distance of three bustling hubs, ensuring residents have easy access to a diverse range of amenities.

Upon arrival, you are greeted by a meticulously maintained low-maintenance garden featuring AstroTurf, providing a lush green space without the hassle of upkeep. Plus, an external storage room for residents to store their outside belongings safely.

A private driveway ensures secure parking, while residents also have the option of street parking on the quiet street.

Step onto the inviting front terrace, perfect for alfresco dining or simply enjoying the sunrises. There is a large awning which covers the whole outdoor area shading you from the Summer sun and making the area private.

Inside, the living and dining area exudes brightness and openness, complete with air conditioning and gas heating for year-round comfort. The adjacent fully-fitted kitchen offers essential appliances for culinary convenience.

On the ground floor, a bathroom with a shower adds functionality and convenience for residents and guests alike.

Ascend the stairs to discover two spacious and bright double bedrooms on the first floor. Also a family bathroom. This

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| <ul style="list-style-type: none"> <li>📺 Se videotur</li> <li>🏠 87m<sup>2</sup> Bygg storlek</li> <li>✅ Community Fees (Annual): 340</li> <li>✅ Separate Kitchen</li> <li>✅ Proximity: Golf course</li> <li>✅ Washing machine</li> <li>✅ Air conditioning</li> <li>✅ Fitted wardrobes</li> </ul> | <ul style="list-style-type: none"> <li>🛏 2 sovrum</li> <li>✅ Simbassäng</li> <li>✅ Local Tax (Annual): 200</li> <li>✅ Private Solarium</li> <li>✅ Terrace</li> <li>✅ Dishwashing machine</li> <li>✅ Proximity: Shopping</li> <li>✅ Utility room</li> </ul> | <ul style="list-style-type: none"> <li>🛀 2 badrum</li> <li>✅ Private parking</li> <li>✅ Fully Fitted Kitchen</li> <li>✅ Proximity: Beach</li> <li>✅ Heating</li> <li>✅ Garden</li> <li>✅ Communal pool</li> <li>✅ Views: Sea views</li> </ul> |
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