

## 3 sovrum Villa till salu i Villamartin, Alicante

275.000€

We are pleased to present this beautifully maintained 3-bedroom villa located in the sought-after area of Pinada Golf I, Villamartin. Situated just 1.9 km from the popular La Fuente commercial centre and close to the renowned golf courses of Campoamor and Las Ramblas, this property is ideal for golf lovers and those seeking a relaxed Mediterranean lifestyle.



















The entrance opens onto a spacious terrace which leads into a bright and airy lounge-diner. The adjacent open-plan kitchen offers ample storage and workspace. Just off the living area, you will find a modern family shower room and two double bedrooms with fitted wardrobes, the master of which benefits from a generously sized en-suite bathroom. A spiral staircase leads up to a private roof solarium boasting open views of the surrounding urbanisation and partial sea views in the distance &mdash; the perfect place for relaxing or entertaining. There is also a small storage room on this level.

The same spiral staircase also descends to the lower ground floor, where you will discover an exceptionally spacious third bedroom with fitted wardrobes, a lounge/dressing area and its own en-suite shower room. This level also includes a large utility room which connects directly to a private garage and an additional storage area.

The exterior is designed for low maintenance and offers off-road parking in front of the garage. Additional features include gas central heating (bottle system), two air conditioning units &mdash; hot and cold in the living room, and cold-only in the main bedroom &mdash; a modern alarm system, and access to a beautiful communal pool just a short stroll away.

Located within walking distance of local bars, restaurants and the vibrant Villamartin Plaza, and less than a 10-minute drive to the blue flag beaches of Orihuela Costa, this property combines comfort, convenience and an excellent location &mdash; perfect for permanent living, holidays or investment.

If you would like to visit this property, do not hesitate to contact us.

- |  |  |  |
|--|--|--|
|  3 sovrum                      |  3 badrum           |  194m <sup>2</sup> Bygg storlek |
|  350m <sup>2</sup> Tomtstorlek |  Simbassäng         |  Garden                         |
|  Communal Pool                 |  Solarium - Private |  Storage room                   |
|  Terrace                       |  Air conditioning   |  Central Gas                    |
|  White Goods                   |  Amenities- car     |  Balcony                        |
|  Built-in Wardrobes            |  Utility Room       |  Double Garage                  |
|  Central Heating               |  Furnished          |  En-suite bathroom              |