

## 3 sovrum Villa till salu i La Marina, Alicante



299.500€



This charming independent villa with a private pool is nestled within the popular La Marina Urbanisation in San Fulgencio, offering a perfect blend of comfort, privacy, and accessibility. Situated on a generous and sunny plot, the property is ideal as a permanent residence or a lucrative holiday rental. Its prime location means you're just 5 km from the golden beaches of La Marina, only 25 minutes from Alicante Airport, and a short 20-minute drive to the vibrant and historic city of Elche. Essential services, shops, and restaurants are just a 200-metre walk away, making everyday living both easy and enjoyable.


The villa features three spacious and naturally bright bedrooms, along with two contemporary bathrooms, one of which is a stylish en-suite. A standout feature is the large, heated private swimming pool, allowing for comfortable use throughout the year. Adjacent to the pool is an inviting outdoor bar area, perfect for entertaining family and friends. The property also offers ample on-site parking for multiple vehicles, ensuring convenience for both residents and guests.

Designed with energy efficiency in mind, the home is equipped with ten solar panels, significantly lowering energy costs. Additional comforts include air conditioning in all rooms for year-round climate control and a pellet burner heating system that provides eco-friendly, efficient warmth during the winter months. The property is located in a peaceful yet well-connected residential neighbourhood, making it a truly desirable setting.

This villa also presents an excellent investment opportunity. It holds a valid rental licence and currently enjoys an impressive annual occupancy rate of 80% to 90%, thanks to a loyal base of returning guests. The current owners are willing to transfer all existing bookings and client details, making this a seamless, ready-to-run rental business. Whether you're seeking a tranquil Mediterranean lifestyle or a fully operational holiday rental with strong returns, this beautifully maintained villa offers a unique opportunity. Contact us today to schedule a viewing and discover everything this exceptional Costa Blanca property has to offer.

 3 sovrum  
 268m<sup>2</sup> Tomtstorlek

 2 badrum  
 Simbassäng

 105m<sup>2</sup> Bygg storlek



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