

## 3 sovrum Villa till salu i Villamartin, Alicante

**349.900€**



Situated in the sought-after Costa Flamenca Golf community of Los Dolses, Orihuela Costa, this well-maintained detached villa offers generous living space, excellent energy credentials, and a prime location just a short walk from local shops, restaurants, and amenities.

The property sits on a private plot with a gated driveway and a large front garden. A raised front terrace with retractable awnings provides a pleasant outdoor space for dining or relaxing. Inside, the ground floor features an entrance hallway, a bright lounge-dining area, and a separate, fully fitted kitchen with an adjoining utility room. There is also a double bedroom with built-in wardrobes and a modern bathroom with a walk-in shower. Patio doors from the living area open onto the front terrace. Upstairs, you'll find two further bedrooms with fitted wardrobes and a spacious family bathroom with a walk-in shower. The master bedroom includes its own private balcony.

This home boasts an A energy rating, thanks to a combination of modern systems, including a 7.5kW aerothermal unit that supplies hot water and powers the central heating. Solar panels are also installed, allowing you to export excess energy back to the grid. With Iberdrola, any surplus is converted into euro credit stored in the cloud and automatically deducted from your electricity bills—offering long-term savings and a lower environmental impact.

The villa is sold furnished and includes air conditioning. As part of a secure and well-kept community, residents also have use of a lovely communal pool. There's ample room on the plot to install a private pool, if desired.

Conveniently located just 500 metres from the Los Dolses commercial centre and within walking distance of the Zenia Boulevard shopping centre, the beaches of Orihuela Costa are less than an 8-minute drive away.

A well-appointed, energy-efficient home in a fantastic location—ideal for full-time living, holidays, or rental investment.

 3 sovrum  
 279m<sup>2</sup> Tomtstorlek

 2 badrum  
 Simbassäng

 116m<sup>2</sup> Bygg storlek