

## 3 sovrum Villa till salu i San Fulgencio, Alicante

**149.950€**



Discover comfort, charm, and convenience in this well-presented 3-bedroom villa, ideally positioned just minutes from everyday amenities. With a generous 164m<sup>2</sup> build on a 187m<sup>2</sup> plot, this property offers ample indoor and outdoor space&mdash;perfect for permanent living, a holiday home, or a renovation project to add value.&#13;&#13;

Please note: the villa requires some renovation.&#13;&#13;
















Inside, you'll find a bright and welcoming layout featuring a separate fully fitted kitchen, a cosy living room with fireplace, and a practical utility room for added convenience. With 3 bedrooms and 1 bathroom, the home offers a functional and flexible distribution ideal for families or guests. Air conditioning and ceiling fans ensure year-round comfort, and the property is part-furnished, giving you a great foundation to personalise to your taste.&#13;&#13;

Outdoors, the villa includes private garden areas perfect for relaxing, dining, or entertaining, along with a garden shedproviding useful extra storage. Thanks to its south-west orientation, the property enjoys excellent natural light throughout the day. Street parking is conveniently located directly outside the home.&#13;&#13;

Situated just 10 minutes from amenities, 20 minutes from the beach, 20 minutes from golf, and 40 minutes from the airport, this villa offers an ideal blend of tranquillity, accessibility, and potential.&#13;&#13;

Key Features&#13;&#13;

3 Bedrooms | 1 Bathroom | 1 Guest ToiletBuild Size: 164m<sup>2</sup>Plot Size: 187m<sup>2</sup>Separate KitchenFireplaceAir Conditioning  
& Ceilng FansUtility RoomPrivate Gardens + Garden ShedPart FurnishedSouth-East & South-West  
Facing AspectsStreet ParkingCondition: Excellent20 mins to beach | 40 mins to airport | 10 mins to amenities | 20  
mins to golf

- |  |   |  |
|--|---|--|
|  3 sovrum                      |  1 badrum              |  164m <sup>2</sup> Bygg storlek |
|  187m <sup>2</sup> Tomtstorlek |  Air Conditioning      |  Ceiling fans                   |
|  Fireplace                     |  Separate Kitchen      |  Utility room                   |
|  Part Furnished                |  Condition - Excellent |  South West Facing              |
|  Garden shed                   |  Street Parking        |  private gardens                |