

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

225.000€

This detached ground-floor Lola bungalow (villa) is located in the established La Marina urbanisation in San Fulgencio and sits on a private plot of approximately 207 m<sup>2</sup>, directly next to the communal swimming pool.

The property offers three bedrooms and two bathrooms, including an en suite. The main living area is a well-proportioned lounge-dining room with a fireplace and direct access to the front terrace, which opens onto the private garden. The kitchen is separate and functional, with ample natural light and direct access to the outdoors.

Outside, the plot is fully usable and easy to maintain. The garden enjoys open views towards the communal pool area, creating a pleasant outlook without sacrificing privacy. There is also a private driveway with space for one car and a storage room.

A private roof terrace provides additional outdoor space for sunbathing or seating, with open views of the surrounding area.

Originally built in 1988, the property has been renovated and is well-maintained. It is ready to move into, although it is sold partly furnished as seen.

This is a straightforward, practical home, suitable as a permanent residence, holiday property, or rental investment.

About the Area – La Marina Urbanisation

La Marina is a well-established residential area on the Costa Blanca South, popular with both full-time residents and holiday homeowners from across Northern Europe and the UK. The area offers a wide range of amenities, including supermarkets, restaurants, bars, medical services, and public transport.

The beaches of La Marina and Guardamar del Segura are around 10 minutes by car, while Alicante Airport is approximately 25 minutes away. The area is known for its flat layout, making it easy to get around, and for its relaxed, international community atmosphere.

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|  3 sovrum                      |  2 badrum                      |  108m <sup>2</sup> Bygg storlek |
|  207m <sup>2</sup> Tomtstorlek |  Simbassäng                    |  Garden                         |
|  Communal Pool                 |  Solarium - Private            |  Storage room                   |
|  Onsite Parking                |  Terrace                       |  Pool views                     |
|  Air conditioning              |  Disabled access               |  White Goods                    |
|  One level                     |  Walking Distance to Amenities |  Walking Distance to Bus Route  |
|  Carport                       |  Furnished                     |  Separate Kitchen               |
|  Fireplace                     |  Wheelchair Access             |  En-suite bathroom              |