

## 3 sovrum Villa till salu i Guardamar del Segura, Alicante

319.500€

This beautifully maintained 3-bedroom villa, built in 2006, offers an excellent blend of comfort, space, and convenience. With a 119m<sup>2</sup> build set on a generous 250m<sup>2</sup> plot, the home provides ample indoor and outdoor areas ideal for full-time living, holidays, or investment.

The property features a bright open-plan living and dining room, complemented by a separate fully fitted kitchen equipped with white goods. Three well-sized bedrooms come with built-in wardrobes, providing plenty of storage, and the home includes 2 bathrooms for added convenience.

Equipped with air conditioning and ceiling fans, the villa ensures year-round comfort. A storage room offers additional practicality, while furniture is negotiable, allowing you the flexibility to personalise the home to your taste.

Outdoors, the property impresses with private gardens, garden views, and room for a pool, offering great potential for further development. The north-east facing orientation provides morning sunshine and comfortable afternoon shade.

A private solarium adds extra outdoor living space, perfect for relaxing or entertaining.

The villa benefits from off-road private parking, making everyday living easy and convenient.

Located just 5 minutes from local amenities, 10 minutes from the beach, 15 minutes from golf, and 30 minutes from the airport, this home offers the ideal balance of tranquility and accessibility. With the added benefit of being within walking distance to amenities, the location is exceptionally convenient.

 3 sovrum  
 250m<sup>2</sup> Tomtstorlek

 2 badrum

 119m<sup>2</sup> Bygg storlek