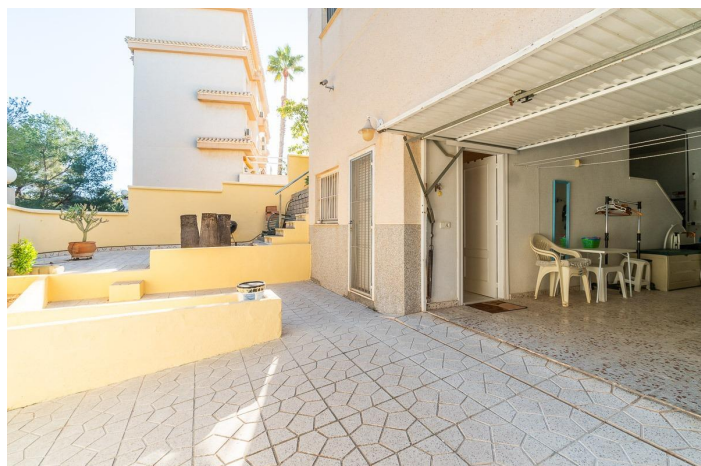
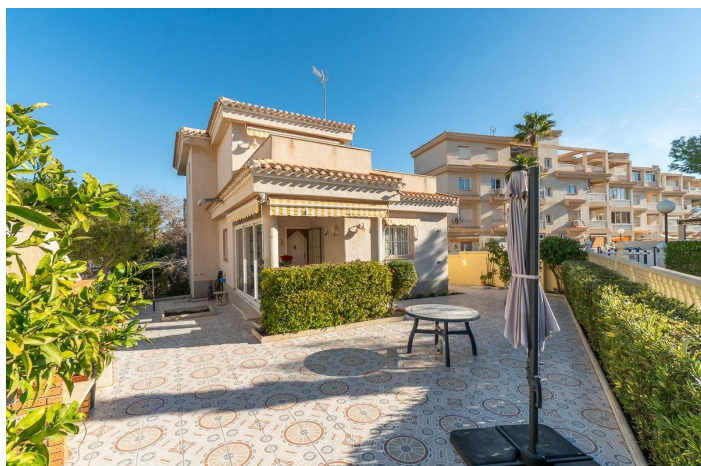




## Villa for sale in Orihuela

395,000 €

Reference: AC13293 Bedrooms: 4 Bathrooms: 3 Plot Size: 325m<sup>2</sup> Build Size: 165m<sup>2</sup>





## Costa Blanca South, Orihuela Costa

In the centre of Playa Flamenca, a few metres from the largest shopping centre in the province of Alicante, sports areas, schools and institutes, within a communal area with two swimming pools and two garden areas and terraces, all fenced and with automatic gates for vehicles for your convenience and security, but in turn with its own plot fenced with walls and facing the communal pool with direct views of it to keep your children under control when they are swimming in it, you will find this beautiful Mediterranean style villa. The private plot has more than 325 m<sup>2</sup> with developed trees and planters of very easy maintenance by having terraces in most of the land, with automatic drip irrigation to the plants and easy to clean and keep in conditions. The plot itself consists of an automatic access gate where to leave a vehicle safe and away from the traffic of the main street within its own plot, but also has a closed garage for several vehicles in the basement-garage of the property, of almost 80 m<sup>2</sup>, where you have in addition to the aforementioned garage, a huge work area, hobbies, gym or any other use you want to give it, and also a bedroom with its own bedroom on suite, to have both service staff, family and friends making their own life entering and leaving through its own door without having to coincide with the main house, with which it is connected by interior stairs. The main area of the house, the two main floors, ground and first, have their entrance through a pedestrian access door from the communal street, entering to the front access terrace next to the communal pool, with its tiled terrace, and with its main glazed terrace where you can lie down and be in the sun in winter and in the shade in summer thanks to its concrete roof that gives it insulation and does not let the sun pass through. Through this glazed terrace as we have mentioned, you have the entrance to the living-dining room, spacious and L-shaped, with a wrought iron cooker, and windows facing all sides of the property for more light and fresh air, we also have on the same ground floor a large independent kitchen with breakfast bar, A laundry/storage room, a bedroom which can be used as an office or study and work area, so if there is a person with mobility problems they can use this floor only, and a bathroom with shower for the service of this floor. The interior staircase leads down to the basement-garage as mentioned above, or up to the first floor where there are the two master bedrooms and a bathroom with shower and both bedrooms have interior space, a balcony-terrace in the master bedroom and a large sun terrace with lovely views towards the communal area and the swimming pool. All the bedrooms are of a good size and all of them have fitted wardrobes and all of them have a double bed or two single beds. On the roof of the property there is a good solarium, and in the pool area there is built-in furniture and a storage room in the back garden next to the garage entrance. In total almost 165 m<sup>2</sup> of living space on 325 m<sup>2</sup> of plot. The house comes partially furnished and is in good condition to enter to live in it, it has underfloor heating throughout the house and air conditioning machines in the main areas, which makes it perfect to live all year round, in summer by the air conditioning machines to cool it, and in winter with the heating and the wrought iron cooker to warm it up. The property is well worth a visit as it is perfect for long term or permanent living, or to have tenants in the lower part of the property and use the main house as a family home.