



## Villa for sale in San Fulgencio

299,500 €

Reference: AC13638 Bedrooms: 3 Bathrooms: 2 Plot Size: 268m<sup>2</sup> Build Size: 105m<sup>2</sup>







## La Vega Baja, San Fulgencio

Charming Independent Villa with Private Pool in La Marina Urbanisation, San Fulgencio. Discover this delightful detached villa, perfectly situated on a generous, sunny plot in the highly sought-after La Marina Urbanisation, San Fulgencio. Combining comfort, privacy, and unbeatable convenience, this property is ideal both as a year-round residence and as a high-yield rental investment. Prime Location: Just 5 km from the stunning golden beaches of La Marina. Only 25 minutes to Alicante Airport – perfect for quick getaways. 20 minutes to the vibrant and historic city of Elche. A mere 200-metre stroll to shopping, restaurants, and essential amenities. Key Features: 3 spacious and bright bedrooms, 2 modern bathrooms, including a luxurious en-suite. Large private heated swimming pool – enjoy year-round dips. Inviting outdoor bar area – perfect for entertaining family and guests. Ample on-plot parking for multiple vehicles. Peaceful and well-connected residential setting. Energy-efficient with 10 solar panels – significantly reducing energy costs. Air conditioning in all rooms for ultimate comfort throughout the year. Pellet burner heating system – eco-friendly and highly efficient for cozy winters. Investment Opportunity: This property already holds a covered rental license and enjoys an outstanding 80%-90% annual occupancy rate, with a strong base of loyal, returning guests. The current owners are happy to transfer all existing bookings and client information, offering a seamless, turnkey investment opportunity. Whether you're dreaming of a peaceful Mediterranean lifestyle or looking for a ready-to-go rental business with excellent returns, this villa truly ticks all the boxes. Don't Miss Out! Contact us today to arrange a viewing and explore all the wonderful possibilities this beautiful Costa Blanca villa has to offer. Your perfect home or investment opportunity awaits!