

## Villa for sale in San Javier

399,000 €

Reference: AC12007 Bedrooms: 3 Bathrooms: 2 Plot Size: 200m<sup>2</sup> Build Size: 110m<sup>2</sup>



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## Costa Calida, San Javier (town)

Ground floor villa with heated pool, roof terrace and only 700 meters from the beach This beautiful south-facing villa combines comfort, tranquility and convenience. With 3 bedrooms, 2 bathrooms, and a spacious roof terrace, this is the ideal place to enjoy the Mediterranean life. Enjoy the outdoors Start your day with the morning sun on the terrace, which offers sunlight until late in the afternoon thanks to its south-east orientation. The roof terrace with pergola and a fully equipped outdoor kitchen is perfect for long, sunny days and relaxing evenings. The private heated pool and the walled garden of 200m<sup>2</sup> provide a feeling of peace and privacy. Comfortable living The house has a living area of 100m<sup>2</sup> and is completely on one level, which ensures easy maintenance and accessibility. The bedrooms have fitted wardrobes, electric shutters and air conditioning, and the bright living room has sliding doors that give direct access to the terrace. The modern kitchen is fully equipped with all necessary appliances, and the bathrooms are stylishly finished with rain showers. Extra comfort is provided by air conditioning throughout the house, a washing machine and a video intercom. The property is sold furnished inside. ( no outside furniture) Outdoor space features Private swimming pool (chlorine) with heat pump. Spacious roof terrace with pergola and outdoor kitchen. Outdoor rain shower on the terrace. Fully walled garden for extra privacy.2 electric sunscreensExtra storage room Perfect location The villa is located in a quiet street, just 700 meters from the beach and close to restaurants, bars and shops. Children's playgrounds, a dog park and a supermarket are all within walking distance. The Dos Mares shopping center is just 500 meters away. The promenade of Santiago de la Ribera, situated on the Mar Menor, is a great place to stroll, day and night, and offers a wide choice of tapas bars and restaurants by the sea. The surrounding area offers plenty of opportunities for water sports, golf and other activities. With its warm climate, beautiful beaches and convenient location – just 30 minutes from Murcia (Corvera) airport and 1 hour from Alicante – Santiago de la Ribera is an ideal destination for sun worshippers. Don't miss this opportunity! Contact us today for a viewing.