



## Villa for sale in Guardamar del Segura

800,000 €

Reference: AC12711 Bedrooms: 8 Bathrooms: 4 Build Size: 349m<sup>2</sup>





## Costa Blanca South, Guardamar del Segura (town)

This property boasts 349 square meters spread across 2 floors, with provision for an additional 2 floors and pre-installation for an elevator. There's potential to convert this villa into multiple independent residences, with a spacious basement available for conversion into storage rooms. A ground-floor garage for 1 car, equipped with a motorized garage door, is also featured. Currently, the ground floor comprises a grand entrance, a separate kitchen, a spacious living-dining area, 1 full bathroom, a laundry room, and a bedroom. The first floor hosts 6 bedrooms and 3 bathrooms, while the solarium floor offers 1 bedroom and 1 bathroom, along with a large southeast-facing terrace. Constructed in 2003 with high-quality materials, this residence boasts diesel heating throughout, Climalit wooden windows, built-in wardrobes in most bedrooms, and a built-in sound system. Its prime location places it just 600 meters from the central beach, 200 meters from Mercadona, and 30 kilometers from Alicante Airport. The property is offered semi-furnished, with taxes and purchasing expenses not included in the price. Additionally, there's the option to acquire a closed garage for 3 cars in the same street. Don't hesitate to contact us to explore all the possibilities of this exceptional property in Guardamar del Segura.