

## Villa for sale in Guardamar del Segura

245,000 €

Reference: AC11546 Bedrooms: 3 Bathrooms: 3 Plot Size: 260m<sup>2</sup> Build Size: 120m<sup>2</sup>





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

Welcome to your dream home! This beautiful detached villa, built in 2005, is nestled in the highly sought-after urbanization of El Raso in Guardamar del Segura. Just 4 km (5 minutes by car) from a breathtaking 10 km stretch of white sandy beach and a short 30-minute drive from Alicante International Airport, this villa offers the perfect blend of convenience and tranquility.

### Prime Location with Everything at Your Fingertips

El Raso is a vibrant community filled with restaurants, supermarkets, and all essential services right at your doorstep: public transport, medical centers, pharmacies, schools, popular markets, shopping centers, and much more. This is an ideal setting for anyone looking for a lively yet peaceful neighborhood.

### The Perfect Home for Year-Round Living

Facing south, this villa is designed to enjoy warm winters and cool, shady summers. Situated on a private road with a friendly international community of neighbors from England, Germany, the Netherlands, Spain, Belgium, Switzerland, and beyond, it's the perfect spot for year-round living or seasonal getaways. The private road offers parking for both owners and guests, with the convenience of parking right next to your door or within your property.

### Spacious and Versatile Living Space

This charming property boasts a generous 265 m<sup>2</sup> plot with 106 m<sup>2</sup> built, 85 m<sup>2</sup> usable space, plus a covered porch of 25 m<sup>2</sup> and a 25 m<sup>2</sup> terrace, adding up to 135 m<sup>2</sup> of practical living area. Upon entering, you'll be greeted by a spacious garden with enough room to add your own private pool. The garden is adorned with an array of low-maintenance plants, an orange tree, and fragrant flowers like jasmine, lavender, hibiscus, bougainvillea, and yucca, creating a serene and colorful atmosphere.

### Exclusive Access and Amenities

The rear of the property features a handy tool shed and storage room, plus direct access to a beautifully maintained communal garden with a year-round saltwater/chlorine pool. Whether you're dining al fresco on the 25 m<sup>2</sup> covered porch, relaxing in the bright and airy living room, or cooking in the fully equipped independent kitchen, this home offers space and comfort at every turn.

### Bedrooms and Bathrooms Designed for Comfort

The ground floor includes a luxurious master bedroom with an en-suite bathroom, along with a second guest bathroom with a shower. Upstairs, you'll find two additional double bedrooms, a full bathroom, and a 25 m<sup>2</sup> terrace with a pergola and solarium, perfect for sunbathing by day or stargazing by night.

### Move-In Ready with Modern Comforts

This villa is move-in ready, complete with high ceilings, air conditioning, a heat pump, built-in wardrobes, mosquito nets, security locks, bars on windows, and an alarm system. It comes fully furnished, so all you need to do is bring your suitcase and start enjoying your new home.



Don't miss this unique opportunity to own a beautiful villa in a fantastic location! This property is ideal for families, retirees, or anyone seeking a tranquil yet well-connected Mediterranean lifestyle. Contact us today to schedule your viewing!



## Features:

Storage Room