



El Galán  
€295,000

QRS 9630



## Listing Details



3 BEDROOMS | 2 BATHROOMS | DETACHED VILLA | FULLY FURNISHED  
ROOF SOLARIUM | 265m2 PLOT | GARAGE | HUGE BONUS ROOM  
PRIVATE SWIMMING POOL | SHORT WALK TO AMENITIES

Miembro de:



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\*THESE PARTICULARS ARE PREPARED WITH CARE FOR THE GUIDANCE OF PROSPECTIVE PURCHASERS BUT NO GUARENTEE OF THE ACCURACY IS GIVEN NOR DO THEY FORM ANY PART OF ANY CONTRACT.

This substantial sized detached villa briefly comprises an open plan lounge/dining room, kitchen, 3 double bedrooms and 2 bathrooms, all conveniently spread out between two floors and accessed by an internal marble staircase.

A private roof solarium for those sun worshipers and also benefits from an enclosed turret that could be used as an occasional bedroom or home office!

Accessed by the internal staircase, descend down to a superb bonus room and separate garage!

The private swimming pool is perfectly located to gain maximum sun exposure and is very easily accessible. You'll have endless hours of fun with friends and family here!

This is an amazing opportunity! Only €295,000! Fully furnished too!

The location...

Within a 2 kilometer radius you have access to 4 championship golf courses! And only 3.5 kilometers (as the crow flies) to La Zenia Boulevard for some retail therapy! Not forgetting those white sandy beaches of Cabo Roig, La Zenia, etc.

A short bike ride to the prestigious El Limonar International School too!

### ACCOMMODATION

Enter through decorative iron gate, where tiled pathway grants access to the main front entrance door opening into..

LOUNGE/DINING ROOM - Having windows and sliding patio doors allows in an abundance of natural light, that overlooks the front of the property, together with windows to the side within the dining area. Hot and cold air conditioning unit. Ceiling fan with light and conventional brick built fireplace. Sliding patio doors open to covered terrace with direct access to the swimming pool!

Archway leads to..

KITCHEN - Being fully tiled in white ceramics with decorative boarder. Ample wall and base units with work tops to complement. Inset stainless steel sink with mixer tap. Electric oven, ceramic hob, extractor fan, fridge/freezer. Dishwasher. Breakfast bar. Window and door opens to..

COVERED TERRACE - Having retractable sun canopy for optional shade. Again, boasting direct access to the private swimming pool.

From lounge, archway leads to..

BEDROOM No.3 - Having fully fitted wardrobes with additional storage space above. Ceiling fan with light. Window to side of property.

BATHROOM - Being fully tiled in cream ceramics with decorative boarder. Sanitary ware in white comprising low level W.C., vanity unit with inset wash hand basin with mixer tap, mirror above. Wall to wall shower with featured glass blocks. Window to side of property.

Wide marble staircase, ascend to the first floor.

LANDING - Granting access to the two double bedrooms, bathroom and staircase to the roof solarium.

BEDROOM No.1 - Having fully fitted wardrobes with additional storage space above. Ceiling fan with light. Hot and cold air conditioning unit. Window and sliding doors opening out to large balcony overlooking the front of the property and swimming pool.

BATHROOM - Being fully tiled in white and blue ceramics with decorative boarder. Sanitary ware in white comprising low level W.C., vanity unity with inset wash hand basin and mixer tap, mirror above with spotlight. Panelled bath with shower above. Window overlooking side of property.

BEDROOM No.2 - Having fully fitted wardrobes with additional storage space above. Ceiling fan with light. Hot and cold air conditioning unit. Sliding doors opening out to balcony that connects with bedroom 1.

ROOF SOLARIUM - Open terrace with space for table and chairs. Utility room housing the washing machine. Stairs lead to roof solarium, perfect for soaking up the Spanish sun, boasting fantastic Mediterranean Sea views! There is also a room that could easily be used as an occasional bedroom/home office or hobby room!

From the lounge, stairs descend down to..

BONUS ROOM - This is huge! If you're looking for somewhere to make a home gym, games room or work-from-home business, this would definitely fit-the-bill, as boasts direct access into the...

GARAGE - Offering additional storage as well as plenty of room for the car!

## OUTSIDE

The private gardens are fully tiled for easy maintenance, making this the ideal home for either holidays or permanent living. Private swimming pool together with ample sunbathing areas. External showers.

Plenty of room for dining al fresco with family and friends!

Security grills fitted to all doors and windows.

This wonderful hidden gem should not be missed, not just because the location is ideal, but the size of the home is unbeatable at this amazing price!

## LOCATION

Orihuela Costa presents numerous compelling advantages. Firstly, the region's stunning coastal location offers a desirable Mediterranean lifestyle with beautiful beaches, a relaxed ambiance, and an abundance of outdoor activities. Owning a property in Orihuela Costa allows residents to enjoy easy access to the golden sands and azure waters of the Mediterranean, providing endless opportunities for leisure and relaxation. Furthermore, the area's climate ensures pleasant temperatures throughout the year, making it an ideal place for year-round enjoyment.

VIEWING Strictly by appointment through our office.

This property is offered subject to contract and to it being unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION. FREE MORTGAGE ADVISORY SERVICE.

Please visit our website to view the virtual tour: [www.homes4u.es](http://www.homes4u.es)

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