



REF: # 7085

ORIHUELA COSTA (VILLAMARTIN GOLF )



#### INFO

PRECIO:	285.000 €
TIPO:	Villa
CIUDAD:	Orihuela Costa (Villamartin Golf )
HABITACIONES:	3
Baños:	2
Construidos ( m2 ):	131
Parcela ( m2 ):	-
Terraza ( m2 ):	56
Años:	-
Planta:	-
MENSAJE	-




#### DESCRIPCION

We are delighted to bring to the market this fabulous 131m2 DETACHED VILLA with GOLF COURSE VIEWS in the popular residential area of Fortuna III, VILLAMARTIN. This SOUTHWEST facing 3 bedroom family home distributes over two levels and benefits from a quiet cul de sac position with carport. On the ground level you have the master bedroom with fitted wardrobes, ensuite and direct access out to the terrace, rear garden and community pool plus there is an ensuite shower room. There are two further bedrooms on this level, both with fitted wardrobes and access to another shower room with double vanity and walk in shower. There is a storage room under the staircase and stairs lead up to the first floor. Here you will find an open plan layout; an attractive lounge area with sunny terrace off, dining area with sunny front terrace providing access to the roof solarium from which you have stunning golf course and pool views and a fitted and fully equipped Kitchen. The ceilings

retain the Mediterranean character with their wooden beams. On this level you also have a guest toilet/utility area. The Villa has been occupied by the same owner for the last 15 years and previous to this they were located in the same residential area. It is to be Sold Furnished with A/C to the ground floor. There is gas heating via radiators in the property which is connected to Gas Bottles. From the Villa you are within walking distance to the Commercial centers of Rioja, Los Dolses, the famous Villamartin Plaza and La Fuente center. In addition you are only a few minutes' drive from Zenia Boulevard and for Golf enthusiasts, as well as being a stone's throw from Campo de Golf, Villamartin you also have courses like Las Ramblas, Campoamor and La Colinas Golf & Country Club a short drive away. 50 minutes from the Alicante and Murcia RMU airport



<b>ESTILO</b> <ul style="list-style-type: none"> <li>Mediterraneo</li> </ul>	<b>VISTAS</b> <ul style="list-style-type: none"> <li>Panoramico</li> </ul>	<b>DISTANCIA A :</b> <div>Playa : 3 Km</div> <div>Aeropuerto: 50 Km</div> <div>Ciudad : 500 m</div>	<b>ORIENTACION</b> <div>Sur oeste</div>
<b>AMUEBLADO</b> <ul style="list-style-type: none"> <li>Amueblado</li> </ul>	<b>PARKING NO. DE COCHES</b> <div>Garage no. de coches : 1</div> <div>: 1</div>	<b>TASAS</b> <div>Comunidad : 2.800 €</div> <div>I.B.I : 476 €</div>	<b>AREAS</b> <ul style="list-style-type: none"> <li>Trastero</li> <li>Baño en dormitorio</li> </ul>
<b>SUELO</b> <ul style="list-style-type: none"> <li>Azulejos</li> <li>Piedra</li> </ul>	<b>COCINA</b> <ul style="list-style-type: none"> <li>Cocina abierta</li> <li>Cocina equipada</li> </ul>	<b>JARDÍN Y TERRAZAS</b> <ul style="list-style-type: none"> <li>Terraza abierta</li> <li>Luces exteriores</li> <li>Palmeras</li> <li>Paisajista</li> <li>Césped</li> <li>Muros de piedra</li> <li>BBQ/grill</li> <li>Jardín privado</li> <li>Jardín comunitario</li> </ul>	<b>CALEFACION</b> <ul style="list-style-type: none"> <li>Chimenea</li> </ul>
<b>EXTRA</b> <ul style="list-style-type: none"> <li>Armarios empotrados</li> <li>Alarma</li> <li>Trastero</li> </ul>	<b>CERTIFICADO ENERGETICO</b> <div>  </div>		

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