



**In Sun  
Properties Spain**  
since 1999

REF: # 5974

QUESADA-ROJALES (ROJALES)



#### INFO

**PRIX:** 139.995 €

**Type de propriété:** Villa (Semi detached)

**EMPLACEMENT:** Quesada-Rojales (Rojales)

**CHAMBRES À COUCHER:** 3

**BA ENFANTS:** 2

**BUILT:** 109 (m2)

**PAS:** -

**TERRASSE:** 18 (m2)

**A ENFANTS:** 1997

**DE PLANTE:** -

**MESSAGE** 175.000 €



#### DESCRIPTION

A fantastic Villa (with self contained Apartment) in Pueblo Lucero, ROJALES, 10 minutes from the beaches of GUARDAMAR and TORREVIEJA and 450m from Golf La Marquesa. This FURNISHED 109m2 VILLA is set over two floors with sunny 18m2 roof SOLARIUM. Leading in from the private 75m2 garden and terrace, which has the sun in the morning and late afternoon there is an open plan lounge/dining room with fully equipped kitchen which leads out to a small closed terrace, one double bedroom and a shower room. The dining room could easily be closed off to provide a second bedroom if necessary. Externally there is access to the lower level which provides a SELF CONTAINED APARTMENT boasting lounge, equipped kitchen with breakfast bar, 2 bedrooms and a shower room. There is a spiral staircase leading from the garden to the roof solarium which offers stunning PANORAMIC VIEWS towards Guardamar. The Villa is East, South and West facing and set within the attractive development of Pueblo Lucero with a lovely communal swimming pool and green areas. The property benefits from a solar powered floor heating system, which you will appreciate if you choose to visit in winter or have this as your permanent residence. There is A/C (Wam/Cold) in the lounge, alarm, storage room and as the owners closed off the plot, parking is now on the street. Rojales offers holiday makers and residents alike an authentic Spanish atmosphere not a purpose built resort built for the masses with a wide selection of amenities. A haven for nature lovers, with the Natural Park of the Lagoons of Torrevieja and La Mata (also

known as Torrelamata) just a few miles away. The lively Thursday market is worth a visit too with a good range of fresh fruit, vegetables and many other locally produced goods and produce. Other nearby towns include Benijofar, Formentera del Segura and Benimar. Pueblo Lucero is also blessed with having the La Marquesa Golf Course literally next door, so if golf is your passion you certainly have come to the right place. You could also try the La Finca golf course which is close by near the town of Algorfa. Approximate distance 35 minutes drive from Alicante airport and 30 minutes drive from Murcia (San Javier) airport.

<b>STYLE</b>	<b>VIEW</b>	<b>CLIMATISATION</b>	<b>DISTANCE :</b>
<ul style="list-style-type: none"><li>Méditerranée</li></ul>	<ul style="list-style-type: none"><li>Panoramico</li><li>Une vue sur la montagne</li></ul>	<ul style="list-style-type: none"><li>manger</li></ul>	Beach : 8 Km aéroport: 40 Km : 1 Km
<b>POSITION</b>	<b>MEUBLÉ</b>	<b>FRAIS</b>	<b>ZONES</b>
West	<ul style="list-style-type: none"><li>meublé</li></ul>	Communauté : 350 € I.B.I : 180 €	<ul style="list-style-type: none"><li>stockage</li></ul>
<b>ÉTAGE</b>	<b>CUISINE</b>	<b>JARD RIVIÈRE ET TERRASSES N</b>	<b>EXTRA</b>
<ul style="list-style-type: none"><li>Tuiles</li><li>Stone</li></ul>	<ul style="list-style-type: none"><li>Cuisine</li><li>Cuisine équipée</li></ul>	<ul style="list-style-type: none"><li>Terrasse couverte</li><li>Terrasse ouverte</li><li>Paysage</li><li>murs en pierre</li><li>Jard RIVER n privée</li><li>Jard RIVER Communauté</li></ul>	<ul style="list-style-type: none"><li>Intégré</li><li>Stockage</li></ul>

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