



**In Sun  
Properties Spain**  
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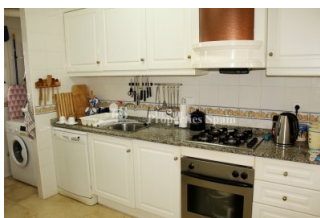
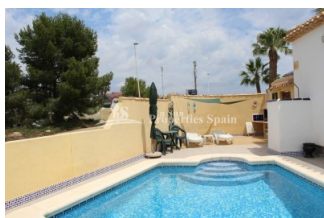
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#### INFO

<b>PRIX:</b>	335.000 €
<b>Type de propriété:</b>	Villa
<b>Emplacement:</b>	()
<b>Chambres à coucher:</b>	3
<b>Ba ENFANTS:</b>	2
<b>Built:</b>	101 (m2)
<b>pas:</b>	365 (m2)
<b>Terrasse:</b>	53 (m2)
<b>A ENFANTS:</b>	2002
<b>de plante:</b>	-
<b>MESSAGE</b>	-



#### DESCRIPTION

Occupying an elevated, corner plot of 365m2 in LOS DOLSES, VILLAMARTIN is this lovely 3 bedroom, 2 bathroom, south west facing sunny Detached Villa - 'Brisas Model'. A 25m2 garage provides parking for a vehicle or plentiful amounts of storage space. On entering the plot you have space to park a vehicle, within the 267m2 private garden with BBQ, an 8x4 private swimming pool with views to the canal and glazed 22m2 terrace. There is also a pergola with curtains which looks onto the stunning landscaped garden with views over the community pool. The 101m2 Villa distributes over 2 floors with 29m2 roof solarium, which thanks to the elevated position offers panoramic views not only over the community but also views to the sea and community swimming pool. To the ground floor you have a lounge with living flame gas fire and AC, plus a dining area which looks out towards the community pool. From here you have access to the glazed terrace, garden and pool. There is a fully equipped kitchen with storage and utility area, a double bedroom with fitted wardrobes and a bathroom. The first floor offers two further double bedrooms, the master with AC, both with fitted wardrobes and a family bathroom. The Villa also benefits from Central Heating, Sunblinds and an alarm. The Villa is part of a lovely community with access to the communal pool and gardens. The Villa is to be sold furnished, as seen. In a privileged location right next to the canal, perfect for cycling enthusiasts and close to the 'Bombeo' a lovely natural zone, ideal for walking. For your daily amenities and a wide selection of bars and restaurants, you are just a short walk from the Rioja Centre, Los Dolses commercial centre and also close to Villamartin Plaza and La Fuente centre. For Golf enthusiasts, you have Campo de Golf Villamartin less than 5 minutes away and within just a short distance you can find a number of other golf courses such as Las Ramblas, Campomamor, Las

Colinas and La Finca. Villamartín offers a wide range of services; for over 40 years it has been a golf tourist attraction and as it is expected from a residential complex of this standard all services are fully developed. The area is also known to have one of the healthiest climates in the world. Villamartin is also very close to renowned high standard international school El Limonar. However, it is not only a golfers paradise, you can also find a large range of activities and entertainment for all the family; water parks in Torrevieja and Ciudad Quesada, 3km from some of the best beaches in the region, open weekly markets, cinemas etc. With the new pedestrian footbridge, Zenia Boulevard, the largest commercial centre in the region is now within walking distance too! Villamartín is approximately 50 minutes from Alicante International and Murcia Corvera airport. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

STYLE	VIEW	CLIMATISATION	DISTANCE :
<ul style="list-style-type: none"><li>Méditerranée</li></ul>	<ul style="list-style-type: none"><li>Panoramico</li><li>Ocean</li></ul>	<ul style="list-style-type: none"><li>manger</li></ul>	Beach : 3 Km aéroport: 50 Km : 500 m
POSITION	MEUBLÉ	PARKING PAS. CAR	FRAIS
Sud-Ouest	<ul style="list-style-type: none"><li>meublé</li></ul>	Garage no. Car : 1 : 2	Communauté : 660 € I.B.I : 437 €
ZONES	ÉTAGE	CUISINE	JARD RIVIÈRE ET TERRASSES N
<ul style="list-style-type: none"><li>stockage</li></ul>	<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>Feux extérieurs</li><li>Paysage</li><li>murs en pierre</li><li>Jard RIVER n privée</li><li>Jard RIVER Communauté</li></ul>
CHAUFFAGE	EXTRA		
<ul style="list-style-type: none"><li>Central au gaz</li><li>électrique Cheminée</li></ul>	<ul style="list-style-type: none"><li>Intégré</li><li>Alarme</li><li>Stockage</li></ul>		













































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