



**In Sun  
Properties Spain**  
since 1999

REF: # 7172

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#### INFO

<b>PRIX:</b>	189.000 €
<b>Type de propriété:</b>	Villa
<b>Emplacement:</b>	()
<b>Chambres à coucher:</b>	3
<b>Ba ENFANTS:</b>	2
<b>Built:</b>	82 (m2)
<b>pas:</b>	148 (m2)
<b>Terrasse:</b>	15 (m2)
<b>A ENFANTS:</b>	2007
<b>de plante:</b>	-
<b>MESSAGE</b>	215.000 €



#### DESCRIPTION

We are delighted to offer for sale this stunning 82m2 Detached Villa in VILLAMARTIN, PAU-8. The property offers bright, spacious family accommodation over two floors and is finished unfurnished with white goods and some beds incl in the price, along with Radiator in the lounge and AC to the living room and 2 bedrooms. Also fitted wardrobes to the bedrooms and stone BBQ. The ground floor benefits from dual aspect windows allowing plenty of light into the well-proportioned living/dining area. The modern fitted kitchen is fully equipped with oven, hob, extractor, fridge freezer, washing machine and dishwasher. There is also a bedroom and shower room on the ground floor. Stairs lead to the first floor where you will find a further two good sized bedrooms. Both bedrooms on this level have access to a spacious terrace and there is a family bathroom. Both bathrooms have windows for natural ventilation and allowing for natural light. Within the 148m2 East facing plot you have a good sized, low maintenance terraced garden with raised patio area. There is plenty of space to dine, entertain family and friends and sunbathe. The garden is private and finished with frosted glazed panels adding to the modern feel of the villa. Just across from the property you have access to a lovely community swimming pool and the parking area. 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 and La Zenia Boulevard - the newest shopping centre in our area and also the largest one in the Alicante region. At over 160,000m2 It offers more than 150 shops and services including a huge supermarket Alcampo, Leroy Merlin, Primark, Swarovski, Decathlon, Massimo Dutti,

Zara, Stradivarius and much more. There are many commercial centers including the well know Villamartin Plaza and La Fuente Centre along with many restaurants, fashion shops, supermarkets, banks, pharmacies etc. Villamartin was built round one of the most prestigious golf courses on the Costa Blanca-Villamartín Golf Club- it is home to a Cosmopolitan and International community. Just a short distance away you can find 3 other golf courses such as Las Ramblas, Campoamor and La Finca. 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. 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	CLIMATISATION	DISTANCE :	POSITION
<ul style="list-style-type: none"><li>• moderne</li><li>• Méditerranée</li></ul>	<ul style="list-style-type: none"><li>• manger</li><li>• Chambres</li></ul>	Beach : 3 Km aéroport: 50 Km : 1 Km	West
MEUBLÉ	PARKING PAS. CAR	FRAIS	ÉTAGE
<ul style="list-style-type: none"><li>• meublé</li></ul>	: 1	Communauté : 500 € I.B.I : 285 €	<ul style="list-style-type: none"><li>• Tuiles</li><li>• Stone</li></ul>
CUISINE	JARD RIVIÈRE ET TERRASSES N	EXTRA	
<ul style="list-style-type: none"><li>• Cuisine</li><li>• Cuisine équipée</li></ul>	<ul style="list-style-type: none"><li>• Terrasse ouverte</li><li>• Feux extérieurs</li><li>• arbres fruitiers</li><li>• murs en pierre</li><li>• barbecue / grill</li><li>• Jard RIVER n privée</li><li>• Jard RIVER Communauté</li></ul>	<ul style="list-style-type: none"><li>• Intégré</li><li>• Alarme</li><li>• Porte de sécurité</li><li>• Double vitrage</li></ul>	































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