

Ref: hps233

Price: 219,000€



-  **Villa**
-  **Ciudad Quesada**
-  **2**
-  **2**
-  **85m² Build Size**
-  **202m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Terrace: Yes**
-  **Parking: Yes**
-  **Beach: 12 Minutes**
-  **Shops: 2 Minutes**
-  **Airport: 40 Minutes**

New to the market, is this delightful upgraded detached villa, with a large communal pool, shared by only 20 properties, many of which are holiday homes.

The villa is accessed up a long tiled drive with gates at the top. These open up onto a large fully tiled level area that can be used to sit in privacy and enjoys the sun all day, due to being south facing.

Up a few steps to the left, we access the steel multi-point lock front door which opens into the large separate kitchen. White gloss upper and lower cabinets ensure plenty of storage space and in all there is 6 meters of counter sp...(Ask for More Details!)





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Up a few steps to the left, we access the steel multi-point lock front door which opens into the large separate kitchen. White gloss upper and lower cabinets ensure plenty of storage space and in all there is 6 meters of counter space. A fan is also fitted above the preparation counter. From the kitchen, we enter a large lounge area. It is fitted with a modern ceiling fan, hot/cold air conditioning and a pellet burner. The fibre optic internet connection is located here. The back door to access the solarium comes off the lounge. The views from the solarium across the park land are amazing and again, it is in full sun all day. A storage room with PVC door is off the solarium.

From the lounge, there is a small hall from which the main bathroom and both bedrooms are entered. In the main bathroom is a large shower with thermostatic control, a wash hand basin with doors under, a toilet and a wall hanging cupboard. Straight across from the lounge is the first bedroom with fitted cupboards, large enough for a double bed and side cabinets.

Turning right we enter the larger of the two bedrooms. It comfortably fits a large double bed and has fitted cupboards, a ceiling fan and hot/cold air conditioning. Off here is an en-suite with a shower, wash basin with drawers under and a toilet. Both bathrooms have wall mounted heating units.

The tiling in the lounge and kitchen are a neutral light sand colour, whilst the other rooms have a white tile with a light grey streaked pattern.

The property has been coated in a no paint surface which also adds an extra layer of insulation. Gutters and downpipes are fitted all round. Double glazed PVC tilt and turn windows are fitted throughout, each window has modern shutters and slide up and down insect netting. At the back of the property is a store, that takes up the space under the stairs to the solarium and where the modern gas boiler is located for the hot water. Mains gas supplies the hob in the kitchen.

Located close to El Recorral park and La Marquesa golf club with a supermarket, bars and restaurants just down the road. A short drive gets you to the high street or the medical center and chemist. It is only a 12 minute drive to the golden sandy blue flag beaches at Guardamar and 40 minutes to Alicante airport.

Please note that properties purchased in the Murcia province will incur costs and taxes of 13% over and above the property price and in the Alicante province they will incur an extra 15% costs and taxes.

These percentages include solicitor fees, Notary and all search costs, opening a Spanish bank account and the local government taxes due for the purchase of the property.

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