



MY SPANISH  
HOME FROM HOME

€418,000 / sale

Reference: URB VEGAGOLF

## 3 bedroom Villa in Rojales

Location: Rojales, Alicante



## Property Description

Villa situated 50 metres from the golf course La Marquesa, with 3 bedrooms and 2 bathrooms, including a 3x6 m swimming pool and terraces in the garden and pool area. It has 275 m<sup>2</sup> of plot surface, 229,10 m<sup>2</sup> of constructed surface.

It has a solarium and a large parking area.

A few metres from the commercial centre with shops, supermarket, bars and international restaurants. Only 5 minutes from the village of Rojales and 15 minutes from the beaches of Guardamar. The airport is 35 minutes away.

Included in the price:

- Double glazing with security glass.
- Shutters with electric motor
- Reinforced front door with security lock.
- The wardrobes have sliding doors and have a mezzanine and bar.
- Domestic hot water production by means of aero-thermal heating
- Ventilation throughout the house, including kitchen and bathrooms.
- Installation of washing machine and dryer outlets in the laundry area and tap in the solarium and gardens.
- Pre-installation of air conditioning
- The plot is completely fenced up to a height of 1.80m (1.20m of wall plus 0.60m of lattice).
- Private parking space
- Outdoor shower installation
- Swimming pool of 3 x 8 m.
- Pre-installation of heat pump for heating the swimming pool

### Key Features

|                       |                    |
|-----------------------|--------------------|
| <b>Property Type:</b> | Villa              |
| <b>Bedrooms:</b>      | 3                  |
| <b>Bathrooms:</b>     | 2                  |
| <b>Built Area:</b>    | 100 m <sup>2</sup> |
| <b>Plot Area:</b>     | 248 m <sup>2</sup> |

### Additional Information

|                       |          |
|-----------------------|----------|
| <b>Swimming Pool:</b> | Yes      |
| <b>New Build:</b>     | Yes      |
| <b>Listing Type:</b>  | For Sale |
| <b>Energy Rating:</b> | A        |

## Property Features

|                   |               |
|-------------------|---------------|
| ■ Private pool    | ■ Intercom    |
| ■ Reinforced door | ■ Unfurnished |
| ■ Solarium        | ■ Basement    |
| ■ Terrace         | ■ Views       |

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*This property information is subject to change without notice. Please contact us for the most up-to-date details.*