

## # SHLR1742, SUPERB DETACHED 3-BEDROOM, 2-BATHROOM VILLA IN LOS BALCONES

For Sale. € 264 000



### Av. Bruselas, 14, 03186 Torrevieja, Alicante, Los Balcones, 03186

This large and private villa is in a peaceful setting, well maintained and set up for everything you could possibly need to enjoy your life in Spain to the maximum. The living area is very large and bright with a fireplace for when you want a cosy evening. The American style kitchen is generous in size and well set up with an extra pantry area and breakfast bar. Off the living area is a large sunroom to fully enjoy the Spanish sun either open in summer for the breeze or closed in winter to maximise the winter sun. To the back of the living area are the three bedrooms and two bathrooms distributed to the left and right of the hallway. To the left is one bedroom and one bathroom. To the right the second bedroom and the master bedroom with its own ensuite bathroom. All of the bedrooms have built-in wardrobes and are bright and generous in size. The ground floor of the villa is currently set up as a bonus area. This area is large and bright enough to function for any purpose and can easily be used as a separate independent living space. The grounds of this villa have everything, a covered summer kitchen with a built-in BBQ, a large dining area and a hot tub! An outdoor toilet, landscaped gardens and a very large solarium. The villa comes partly furnished and has air conditioning in the living room and master suite. Los Balcones is a very desirable area of mostly detached villas. It is a mature and peaceful community. Los Balcones is on the border of Orihuela Costa but is in the municipality of Torrevieja on the shores of the stunning salt lake and one of the top-rated hospitals of the city is also located within this zone. Torrevieja itself is nestled between two beautiful salt lakes, declared as one of the most important natural spa and beach resorts in the world. In addition, Torrevieja has twenty kilometres of coastline, with 6 exceptional beaches of fine sand crystal clear waters, cliffs and beautiful coves for diving or fishing, boasting the Blue Flag award for water quality. For water sports lovers, Torrevieja has 3 marinas, the most important being the Real Club Nautico, next to the port and very close to the casino, the club offers sailing courses throughout the year. There are several golf courses nearby, the closest one is La Marquesa Golf, located about 20 minutes away, while the other golf courses such as Las Colinas, La Finca and Vistabella are about 30 minutes' drive. Los Balcones is located 40 minutes from the International Airport of Alicante and 55 minutes from Murcia (Corvera) airport.

Features Bedrooms: 3 Bathrooms: 2 Built: 133m<sup>2</sup> Plot: 420m<sup>2</sup> Energy Rating: In process  
Solarium Jacuzzi Porch Garden Barbecue Terrace Furniture Urbanization Electrical  
appliances Air Conditioning Parking space Balcony Fitted wardrobes

#### BASE INFORMATION:

Bed : 3  
Bath : 2

#### LAND INFORMATION:

Square feet : 460

#### CONVENIENCE:

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