



VIDEO

## Overview

<b>Ref no:</b>	91452
<b>Status:</b>	For sale
<b>Type of purchase:</b>	Resale
<b>Type:</b>	Villa
<b>Location:</b>	San Fulgencio - La Marina
<b>Bathrooms:</b>	2
<b>Bedrooms:</b>	3
<b>Orientation:</b>	South
<b>Year built:</b>	2010
<b>Area:</b>	135 m <sup>2</sup>
<b>Plot size:</b>	520 m <sup>2</sup>
<b>CEE:</b>	In process
<b>Price:</b>	<b>311 000 €</b> (+ 12 - 13 % tax and legal fee)

## Villa in San Fulgencio

The property is a single-storey house constructed in the Mediterranean style. It comprises a living room with a pellet fireplace, three bedrooms, two bathrooms with showers (one en suite), a separate kitchen with a bar area and a glazed conservatory. The outdoor area boasts a beautifully landscaped and low-maintenance Mediterranean garden with an irrigation system, swimming pool with a large terrace area and outdoor shower, storage rooms, an automatic driveway and carport, a motorcycle garage and a roof terrace with magnificent views over the Vega Baja of Orihuela.

The villa is equipped with a photovoltaic system to minimise electricity costs, automatic window blinds, web cameras and other smart home functions, as well as full air conditioning and pellet heating.

The property is situated in a tranquil residential area of San Fugencio, a mere four kilometres from the sandy beaches of Guardamar del Segura (/content/guardamar-del-segura) and La Marina. A shopping centre offering a range of shops, bars, restaurants and a supermarket is conveniently located just 200 metres away and is within easy walking distance.

The La Marquesa golf course is approximately five kilometres away.

video: <https://youtu.be/IdAmRKXhAis> (<https://youtu.be/IdAmRKXhAis>)

**Airport:** 30 min **Beach:** 4 km **Golf:** 5 km **Shop:** 200 m **Restaurant:**

200 m

# Property specifications

Private pool - Rental potential - Security door - Roof terrace - Terrace - Parking - Carport - Barbecue - Automatic gate - Dishwasher - Air conditioning - Wi-Fi - Furnished - Fully furnished - Fierplace