

**Benijófar**  
Reference 020219



Selected Property

## Exclusive villa with pool and garage

living space: 356 m<sup>2</sup>  
plot area: 550 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 3  
sea view: -

swimming pool: ✓  
energy certificate: in process

**price: € 335,000.-**



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### Details:

The plot has a size of about 550 sqm and is completely walled in and laid out for low maintenance. The entrance is equipped with an electric gate. The plot was built in 2002 and is in very good condition and well looked after. The spacious room-layout is especially charming.

The constructed area of approx. 356 sqm is distributed into two levels. The upper floor comprises 1 small entrance hall, 3 bedrooms (2 with fitted wardrobes), 1 bathroom with bathtub, 1 bathroom with shower, 1 guest-toilet, 1 spacious living-dining area with a gas-fired fireplace, 1 fitted kitchen, 1 utility room and 1 roofed-in terrace. In the basement are 1 big double garage (with electric gate), 1 storeroom and a large area which is already structurally complete and could be finished into a guest-apartment.

On the property there is a pool with a size of 4 m x 8 m as well as spacious terraces. The plants are provided by an automatic irrigation system.

The house will be handed over partially furnished. It has, among other things, an air-conditioning with combined heater in the living-dining area, an alarm system, a front door with safety lock, double glazed aluminium windows with mosquito screens and aluminium blinds, telephone connection, an aerial for Spanish programmes and a parabolic aerial.

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### Location & surrounding area:

The villa is located in a quiet yet central position on the outskirts of Benijófar at a distance of approx. 8 km from Guardamar del Segura with its beautiful beaches. The most important shopping facilities will be found either in Benijófar or in the nearby urbanization Ciudad Quesada. All other services are to be found in Guardamar del Segura or in Torrevieja. The castle, the beautiful gardens and the charmingly designed promenade of Guardamar as well as the weekly street markets of Guardamar and Rojales invite for a stroll.

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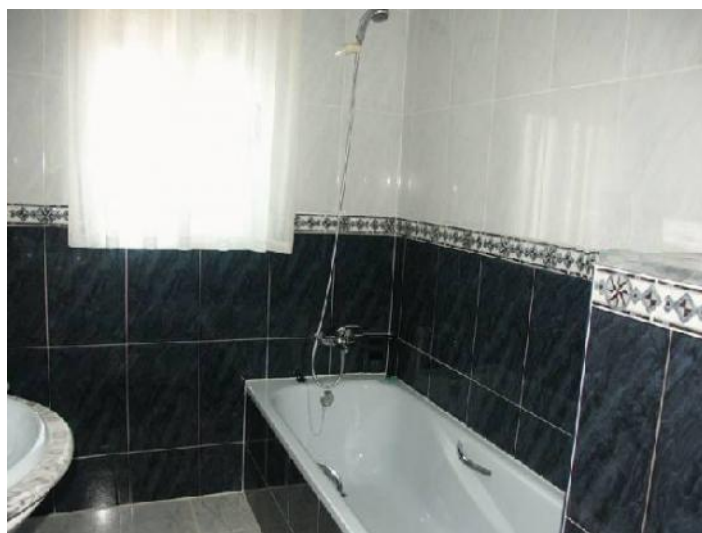
Swimming pool



Living area



Dining area



Bathroom



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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