



## Villa à vendre à Orihuela, Orihuela

459 000 €

Référence: MS38615    Chambres: 4    Bain: 2    Terrain: 1 050m<sup>2</sup>    Construite: 240m<sup>2</sup>





## Costa Blanca South, Orihuela

This 240 m<sup>2</sup> villa features 4 bedrooms with built-in wardrobes, a living-dining room with a wood-burning fireplace, a very spacious independent kitchen with cherry wood cabinets, a utility room with a laundry area, a bathroom with a whirlpool tub, and another en-suite bathroom in the master bedroom. It also boasts 2 terraces, a private swimming pool, a chill-out area perfect for barbecues under solid wood gazebos, enjoying the fresh air of the surrounding orchards, a two-car garage with storage cabinets and a toilet, and a 1050 m<sup>2</sup> plot with a large area for children to play and have fun. Inside, the villa showcases high-quality finishes, with spacious rooms and abundant natural light. Features include marble and ceramic tile flooring, tilt-and-turn aluminum windows with double glazing, and interior woodwork crafted from Spanish oak. The villa has double-wall insulation (with sprayed polyurethane foam) for both acoustic and thermal insulation. The exterior is perfect for relaxing by the pool or strolling through the easy-to-maintain and irrigate garden, which features ornamental trees and various fruit trees. The villa is located near a residential neighborhood (50 meters), a restaurant (100 meters), and a supermarket (200 meters). It is 6 minutes from Orihuela city center and 30 minutes from the beaches.

EAST-SOUTH-WEST FACING  
ANNUAL PROPERTY TAX (IBI): €220.18  
NO HOMEOWNERS' ASSOCIATION



## Spécification:

Terrace: 25 Msq.

Private pool

Patio

Near Trees

Storage / Trastero

garden

Double Bedrooms: 4

Air Conditioning: Yes

Salle de jeux

Kitchen: 12 Msq.

Safe Box

furnished

Laundry room

Location: Rural

BBQ