

## Villa for sale

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### Villa for sale type unknown

Price: €239,500

Bedrooms: 3

Bathrooms: 3

M2 Living: 150<sup>2</sup>

M2 Plot: 420<sup>2</sup>

M2 Terrace: -

Address: Orba,Alicante

This charming 2 bedroom, 2 bathroom detached villa with private pool and separate guest casita is situated on a completely flat plot and is just a 2 minute walk into the centre of Orba - a fabulous property in an ideal location. From the road double wrought-iron vehicular gates open onto a paved driveway and the lovely garden and pool terrace. The main entrance is through a lovely covered naya with beautiful tiled floor and beamed ceiling where rejas and a part-glazed door open into a fabulous part-glazed dining naya, again with beautiful tiled floor and beamed ceiling. From here a fully glazed door again with a reja opens into the bright and spacious lounge with H/C A/C and double doors that open out onto the entrance naya. The fully-fitted American style kitchen is adjacent to the lounge. The kitchen is beautifully tiled with ample pale yellow wall and base units, double sink and gas oven with hob and extractor. A door from the lounge leads into double bedroom 1 with H/C A/C, ceiling fan and built-in wardrobes and a further door leads into the modern family bathroom with bath with shower attachment, basin and WC. From the lounge a broad archway leads to an inner hallway with built-in cupboards and an open area currently used as an office. Doors from here lead into double bedroom 2 again with H/C A/C and the family shower room with large walk-in shower, basin set into a modern vanity unit and WC. Outside there is a fabulous kidney shaped 8 x 4m private pool and a lovely paved sunbathing terrace with a garden border planted with typical Mediterranean plants and palms. There is a gravelled pathway right around the villa again with lovely planted borders with established planting including bourganvillia and oleander. The separate one bedroom guest casita is adjacent to the pool, opposite the villa, with the accommodation comprising a bright and spacious open kitchen / dining room with a door from here leading into the bathroom with walk-in shower, basin and WC. A broad archway from the dining area leads into a cosy sitting room with beamed ceiling and a short flight of stairs from here lead to the double bedroom with double doors that open out onto a lovely rooftop solarium with views overlooking the pool across to the mountains. The casita also has the benefit of H/C A/C. This is a beautifully maintained property on a lovely flat plot with the benefit of separate guest accommodation which really is just a 2 minute walk into Orba village with its wide range of amenities including bars and restaurants, pharmacy, supermarket and other shops, a local school and a 24 hour medical centre. Properties like this don't come onto the market very often and viewing is highly recommended. SPECIFICATION INCLUDES: Double Glazing; H/C A/C (villa and casita); Rejas; Mosqueteras; Alarm; Satellite TV; WIFI; Fibre Optic (connection in road); Chimney (for the installation of a wood burner or pellet burner)

