



**Property type :** Detached Villa

**Swimming pool :** Communal

**Location :** Villamartin

**Parking :** Parking spot

**Bedrooms :** 3

**Bathrooms :** 3

✓ Air conditioning

✓ Terrace

✓ Utility room

Recently reduced from €369,900A deceptively large south-facing property, this 3 bed 3 bathroom detached villa is situated in one of the most sought after locations on the Orihuela Costa – Los Dolses in Villamartin. Occupying a spacious corner plot in a quiet cul-de-sac on the beautiful Rioja I urbanisation, this home has been lovingly refurbished by the current owner to a very high standard and offers the perfect blend of traditional Spain and modern living. Just a few minute's walk from the La Rioja and Los Dolses Commercial Centres with a variety of shops, bars, restaurants and a supermarket with a pharmacy. The famous Villamartin Plaza and the La Fuente Centre are also in walking distance and only a 5 minute drive away you'll find the La Zenia Boulevard shopping centre and the amazing Blue Flag awarded beaches of the Costa Blanca – this incredible villa really does tick all of the location boxes! The villa is approached via a large front garden area which although currently used for parking, could be very easily altered to accommodate a private swimming pool and landscaped garden – just look to the neighbours for inspiration! If you prefer to enjoy the communal pools (of which there are not one, but two!), then a private gate offers exclusive access from the property to the pools. At either side of the property, walkways give access to a fabulous private rear garden which has been superbly appointed with a relaxing seating area with retractable awning together with a large Wellis hot tub – the perfect spot to enjoy your evening jug of sangria or a chilled glass of wine! A comfortable enclosed porch to the front of the property leads to a light, spacious and airy open plan, air-conditioned lounge which flows through to a lovely American style kitchen complete with all white goods (many of which are hidden away in the attached utility room) and the obligatory built-in wine fridge! A welcoming chill-out area is situated at the rear of the kitchen and benefits from a real wood-burning stove for those cooler, cozy winter evenings, whilst full-width patio doors offer access out to the rear relaxation area. There is also a ground floor double bedroom which enjoys air-conditioning, built-in wardrobes and double doors which lead out to the rear garden area. A fully modernised bathroom complete with bath and shower completes the downstairs accommodation of this great villa. Stairs lead off the lounge to the first floor where you will find two large double bedrooms, both of which enjoy the benefit of air-conditioning, walk-in wardrobes and modern en-suite bathrooms, whilst the main bedroom also gives access to the large south-facing balcony area providing fantastic views to the Mediterranean sea in the distance. Unusually, the villa also benefits from mains gas fired central heating in addition to hot and cold air conditioning throughout. Location, quality and value combine to make this property a truly exceptional prospect for anyone seeking the ultimate villa with easy access to all that the Costa Blanca has to offer – walking distance to the best bars, restaurants and shopping and only a few minutes drive from the Mediterranean and those golden beaches – what more could you want?

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