



listing

Info Agente

Nombre:	Spain Property Shop
Nombre empresa:	
País:	España
Experience since:	1989
Tipo de servicio:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
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Languages:	English, French, Italian, Romanian, Spanish
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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 235,000

Ubicación

País:	España
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Descripción:	

We present this 3 Bedroom, 2 Bathroom WITH UNDERBUILD & Community pool - Quad house in El Galan Just 2 minutes walk from MANY Bars & Restaurants & Shops! - Less than 10 minutes walk from La Fuente - Orihuela Costa This property has had a lot of work done to modernise it. The owner is still to add, Internal Doors, Wardrobe Doors, Lights, Electrical switches, 2 Wash Basins in the Shower rooms. overall the works done, are to a high standard, including smooth finished walls. Freshly painted white throughout, this home offers a blank canvas to do the finishing touches to make this YOUR HOME The Owner tells us . This House will be cleared over the coming weeks There is an add addition to this property, of an under build, which with some money spent could be used for additional guest accomodation or storage (subject to permissions) EXTERNALLY Ground Floor: Entering the property - The Quad is to the rear of the road, so you enter at the rear, by the pool area, or from the front Road, through the driveway. Driveway is very long, offering great off road secure parking for more than one vehicle. The Garden is a great space, fully tiled. There used to be a private pool, now covered in but you have plenty of space to reinstate a pool to your own design. to the front of the house, there is a gate, that is the main entrance to the house and leads to the Community Pool area. Stairs lead down into the underbuild. This could be made into a separate guest apartment (subject to approval) although the height



is approximately 5ft 8. or a substantial storage or Hobby area. There is a terrace to the front at the top of the stairs leading into the house. INTERNALLY: You enter the property you enter a spacious, bright, open plan, Lounge (with new Air Conditioning unit) & Newly fitted Kitchen. * a concrete pillar to the side * it's been left as concrete to add a really good effect to the wall that has been added, strategically hiding the boiler! Doors leading to: Ground Floor Bedroom & new Air Conditioning unit & Fitted wardrobes Shower/Utility Room. Stairs lead up to: Master Bedroom, with Fitted Wardrobes & new Air Conditioning unit and external door leading to the front Terrace. Bedroom 2, with fitted Wardrobes & new Air Conditioning unit. Bathroom, Newly tiled & fitted with Walk in Shower EXTERNALLY UPSTAIRS External door, leading to a further Terrace area and the Roof Solarium has a further room, which, some people make into a 4th Bedroom, or Office/Hobby space, or Storage. Some owners have added an additional pvc & window area in front of this storage room, in order to make a bigger guest room with added Air Conditioning unit. COMMUNITY : Community Pool is just a few steps away from the house. COSTS: Community fees: €25 per month if paid upfront or monthly Direct Debit. If not, it's €40 a month IBI - SUMA €270 per year LOCATION: Walking - 2 minutes to many many bars & Restaurants and local mini supermarkets Less than 8 min walk or Driving 2 minutes to Bars & Restaurants & Supermarkets (Aldi & Mercadona) & Shops of La Fuente Less than 5 minutes Drive to Villamartin Plaza or La Zenia Boulevard, housing over 150 shops, Bars & Restaurants There is a long Canal that runs through areas in Orihuela Costa, great for Cycling The Stunning Beaches of Costa Blanca, are on your doorstep, less than a 6 min drive There are 4 Championship Golf Courses, within a few minutes drive of the Villa, Villamartin being the closest Golf - Closes Courses are Campoamor & Las Ramblas Golf * others include Las Colinas & Villamartin Golf? Campoamor Golf The Royal Golf Club Campoamor is an established 18-hole course surrounded by the natural beauty of the Costa Blanca. With its attractive layout, mature surroundings and a mixture of challenging holes, Campoamor provides an enjoyable round for both regular golfers and those looking to improve their game. The facilities also make it a convenient choice, with a restaurant, café-bar, golf shop, changing rooms and parking available at the club. Las Ramblas is known for its rolling fairways, dramatic ravines, and beautiful Mediterranean surroundings. Designed to blend seamlessly with the natural landscape, it offers a unique challenge for golfers of all abilities while providing stunning views. The clubhouse is a popular social hub, featuring a restaurant and terrace where you can relax and enjoy the peaceful surroundings after a round. also has a golf academy, practice facilities, pro shop and restaurant, making it a great place to spend time whether you're playing a full round or simply enjoying the surroundings. A fantastic addition is the Toptracer Range, which brings cutting-edge technology to the driving range. Whether you're looking to improve your game, enjoy fun interactive challenges with family and friends, or simply practise with instant shot tracking and data, Toptracer offers an experience that's enjoyable for golfers of every level. Property Disclaimer The property details provided are for guidance purposes only. Whilst every effort is made to ensure that the information provided is accurate and up to date, we cannot guarantee its accuracy or completeness. Property descriptions, measurements, photographs, prices, availability and other details are subject to change and may be amended or withdrawn without prior notice. Owners of the properties, provide information but may not always be accurate. Prospective purchasers are advised to verify all information and details relating to the property independently via their lawyer, before proceeding with a purchase. The information provided does not constitute part of any contract or offer, and the agency accepts no liability for any errors, omissions or changes to the information provided. Furthermore, the agent advises you discuss all costs of purchasing, such as property tax and lawyer fees, with your lawyer.

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