



**!tipo\_vivienda :** Villa

**Beliggenhed :** Orihuela

**Værelse :** 3

**Badeværelse :** 2

**Bebygget areal :** 621 m<sup>2</sup>

**Plot area :** 424 m<sup>2</sup>

Beautiful Spanish style villa with heated pool in La Aparecida. ☐☐

This incredible and large villa is located in La Aparecida, just 4 km from Orihuela. In the local town you can find amenities, such as schools, markets, social centers, municipal sports center, central square and more. ☐☐

It is an incredible property built in 2007, with a built area of 621 m<sup>2</sup>, of which 596 m<sup>2</sup> are useful meters. The main house is set on the ground floor and first floor. It consists of 3 bedrooms (one with walk-in closet), 2 bathrooms and two toilets, one of them outside. It also consists of an entrance area, a kitchen with an island, and a large living room with space for both a dining area and lounge area. ☐☐

The property also has a basement and a semi-basement. Here you can find a wine cellar with a bar and a gymnasium with sauna, a large utility / storage room, garage and workshop. ☐☐

Characteristics of the house: heated pool with sliding cover and counter current, Elevator with stops in the basement, underfloor heating with control in each room, air conditioning with control in each room, exterior carpentry in PCV in wood color, automated aluminum blinds, entrance door to the house with a double sheet armored and veneered in engraved wood, camera system around the outside, wood interior carpentry, natural stone windows and doors shelves, installation of piped music, basement ventilation installation, ☐☐

The town is perfectly communicated in all directions, with bus lines to Orihuela and new roads that provide perfect access from any direction.