



## Detached Villa for sale in Ciudad Quesada, Rojales

299,000 €

Reference: R5146255 Bedrooms: 3 Bathrooms: 2 Plot Size: 260m<sup>2</sup> Build Size: 98m<sup>2</sup>





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## Costa Blanca South, Ciudad Quesada

Welcome to this elegant villa boasting spectacular views!&nbsp; Set over two floors with a total built area of 98m<sup>2</sup>, this charming residence offers an inviting blend of modern design and functionality. An additional basement—currently used for wine- and general storage&nbsp;— provides the potential for conversion into an extra bedroom. The ground level features a comfortable bedroom and a modern bathroom. A fully equipped contemporary kitchen seamlessly opens into an airy living room, creating ample space for both a cozy sofa arrangement and a dining area. A generous glazed terrace by the entrance not only adds character but also offers shelter during winter months. Fully operable, this terrace doubles as an extension of the outdoor living space and provides direct access to the front garden. Central heating ensures a warm and inviting atmosphere throughout. Upstairs, you will find two spacious bedrooms and a well-appointed bathroom complete with a luxurious bathtub. Both bedrooms benefit from air conditioning with a hot-and-cold function and direct access to a large, sun-drenched roof terrace. From this elevated retreat, enjoy magnificent views of the mountains while relaxing in a dedicated seating area furnished with a sofa, chairs, table, and an adjustable pergola to suit your comfort. Outdoor areaThe property offers secure parking on the grounds with an electric gate for added convenience. Meticulously maintained, the house is in impeccable condition. Encircling the villa is a delightful garden that embraces the property, with its most expansive section facing west to capture abundant sunshine. The garden is thoughtfully landscaped with an outdoor kitchen/grill area, complemented by vibrant plants and flowers. Adjacent to a residential complex featuring a swimming pool and ample sunbathing space, the villa ensures both privacy and community amenities. Ideally situated near key facilities, the local center of La Marquesa offers a variety of restaurants, a grocery store, and a renowned golf course where enthusiasts enjoy year-round play. Additionally, the pristine beach of Guardamar is a short 6km drive away, while Alicante Airport is conveniently located just 35 minutes from the villa.



## Features:

### Features

Private Terrace

Storage Room

### Climate Control

Central Heating

### Pool

Communal