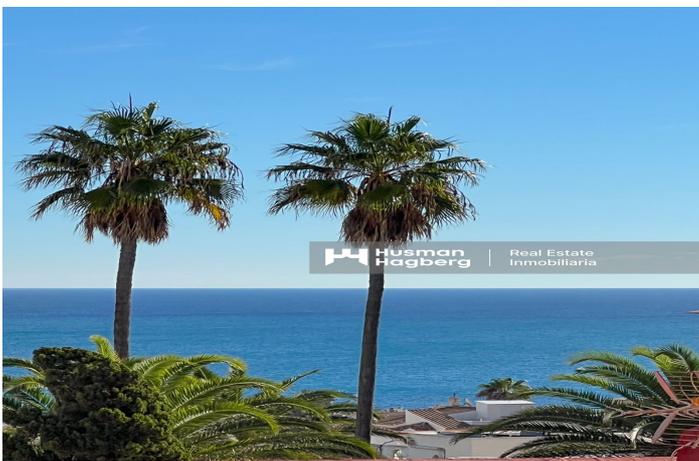




# Detached Villa for sale in La Mata, Torrevieja

449,000 €

Reference: R5258656 Bedrooms: 3 Bathrooms: 2 Plot Size: 151m<sup>2</sup> Build Size: 152m<sup>2</sup> Terrace: 70m<sup>2</sup>





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## Costa Blanca South, La Mata

Charming villa with light, space and sea views near La Mata Welcome to this inviting villa built on 254 m<sup>2</sup>, where every room exudes character and comfort. Located in a quiet and appreciated area between Torre del Moro and La Mata, north of Torrevieja city centre, this home combines genuine Spanish tranquility with the Mediterranean sea breeze and light.

When you step inside, you are greeted by a welcoming hallway that leads up to the heart of the house, where the living room and kitchen flow together in an open and social layout. Here, large windows create a generous amount of light and the living room's fireplace adds warmth and coziness on cooler evenings. From both the living room and kitchen, you reach the newly renovated terrace, raised slightly above ground level, with an outdoor shower, both hot and cold water - with a glazed part that lets you enjoy the view all year round. The terrace offers a view of the sparkling sea and becomes a natural place for breakfast in the sun, dinners with family and friends or quiet moments in the shade. A south-facing balcony is also accessed via the living room.

The kitchen is tastefully renovated with a modern design, plenty of work surfaces and well-lit storage solutions. On this floor there are also two bedrooms that share a newly renovated bathroom with rain shower and underfloor heating, creating a practical and comfortable part of the house for everyday life.

In the basement you will find another spacious bedroom, a bathroom with toilet and shower, laundry room and garage with storage. This part of the house provides flexibility and can be used as a guest area, teenage section or hobby area. All rooms are equipped with their own AC.

The area between Torre del Moro and La Mata offers the best of both worlds – proximity to the sea and the long sandy beach in La Mata, but at the same time the tranquility that an established residential area provides. Within walking distance there are restaurants, cafes, small shops and parks. A communal garden also has direct access to the beach, barbecue area, putting green and boules courts - which makes the accommodation extra attractive. The location of this property is quiet, as it is located on a cul-de-sac.

For those who love nature and the outdoors, the popular Laguna de La Mata Natural Park is nearby, with hiking trails and abundant birdlife. At the same time, there are schools, health centers, sports facilities and shops within easy reach. Torrevieja city center is ten minutes away, and Alicante airport is approximately 40 minutes away.

This home is a unique opportunity to combine charm, light and a seaside lifestyle on the Costa Blanca. Contact us today for more information or to book a viewing – digital viewings are available for those who cannot be in person.