



## Detached Villa for sale in Los Balcones, Orihuela Costa

245,000 €

Reference: R5106238 Bedrooms: 2 Bathrooms: 2 Plot Size: 204m<sup>2</sup> Build Size: 91m<sup>2</sup>





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## Costa Blanca South, Los Balcones

This East Facing, Two Bedroom, Detached Villa In Los Balcones is located within a highly sought-after residential area on the Costa Blanca South, just a short stroll from local amenities. The Filton Commercial Centre is a mere 10-minute walk, while a main chain supermarket can be reached in approximately 15 minutes. Torrevieja Hospital is only a couple of minutes' drive away, with the vibrant town of Torrevieja, its International Marina, and stunning beaches all within a convenient 5-minute drive. Golf enthusiasts will also appreciate being just 15 minutes from several popular courses. This villa has been graciously modernised to the highest of standards and has been impeccably maintained, offering stylish, open-plan living throughout. The bright and airy lounge features stairs to the first floor and two charming fireplaces, creating a warm and welcoming atmosphere. The dining area—formerly a double bedroom—retains a built-in wardrobe and could easily be reconfigured if desired. A glazed-in entrance terrace, perfect for relaxing year-round. The sleek, modern fitted kitchen includes a separate utility area, and the ground floor also comprises a spacious double bedroom and a family bathroom. Upstairs, you'll find a second double bedroom and an additional shower room, along with a lovely sitting room that opens onto the private solarium, where you can enjoy views to the nearby salt lakes. Set on a 204m<sup>2</sup> plot, the villa boasts a low-maintenance, fully tiled front garden with off-road parking, plus a paved rear garden, there are built-in wardrobes in the bedrooms and there is air conditioning in all rooms. Residents also have access to a well-kept communal pool, making this property an ideal full-time home, holiday retreat, or rental investment.



## Features:

### Features

Private Terrace

Solarium

Utility Room

### Climate Control

Air Conditioning

Fireplace

### Pool

Communal