

## house for sale Guardamar Del Segura, Baix Segura



This well-maintained townhouse is located in El Edén, a residential area of Guardamar del Segura, known for its natural surroundings and relaxed atmosphere. The area offers a pleasant mix of countryside views and proximity to everyday amenities, making it ideal for both permanent living and holidays. The town centre is around a 20-minute walk away, while the nearest supermarket can be reached in just 10 minutes on foot. The beautiful beaches of Guardamar and La Marquesa golf course are only a short drive away. The property offers 110 m<sup>2</sup> of constructed area and is distributed over several levels. At the entrance, there is an east-facing garden-style terrace with an awning, a perfect spot to enjoy the morning sun. Inside, you will find a separate fully equipped kitchen and a comfortable living room with access to a terrace that opens up to lovely countryside views. There is also a guest toilet on this level. The basement includes a private garage and a very spacious storage room, which could be adapted into a third bedroom if required. On the first floor, there are two spacious bedrooms, both with built-in wardrobes, and a large bathroom with a walk-in shower. The top floor features a solarium with a west-facing terrace, ideal for enjoying the afternoon sun, as well as an exterior storage area. The property is in great condition and is sold fully furnished, including all white goods. It is equipped with split air conditioning. The townhouse is part of a gated community with access to a communal swimming pool, offering a quiet and secure environment. Taxes and other purchase expenses are not included in the price.

### property details

Spanishestate id:	<b>6369629</b>
reference::	<b>MLSC3410942</b>
close to/ located:	<b>Guardamar Del Segura</b>
region:	<b>Baix Segura</b>
property type:	<b>house</b>
rooms:	<b>2</b>
property surface:	<b>110 m<sup>2</sup></b>
surface plot:	<b>- m<sup>2</sup></b>
price:	<b>€ 210.000</b>

### contact

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