Sun Team Property

# VILLA IN ROJALES

Rojales · Réf. MLSC3310274

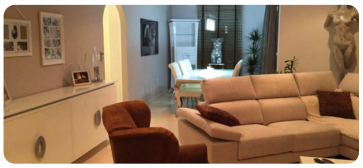
À VENDRE

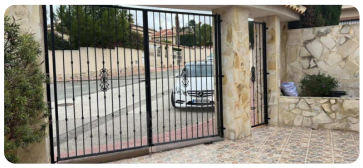
**557.000 €**



















**4** Chambres

**3** Salles de bains

**175 m²** Surface construite

**500 m²** Terrain

**E** Classe énergie

## DÉTAILS DU BIEN

| | |
|---|---|
| Côte | Costa Blanca South |
| Distance de la mer (à vol d'oi... | 8,4 km |
| Émissions | E |

## DESCRIPTION

Villa ready to move into with independent guest apartment in Benimar, RojalesAre you looking for a spacious villa in a quiet area but close to all amenities? This well-maintained property, located in the popular urbanisation of Benimar in Rojales, is definitely worth a visit. The villa sits on a plot of 500 m², has a southwest orientation, and offers plenty of privacy, a beautiful garden, and an independent apartment on the ground floor. An ideal option for accommodating guests or family, or as an investment with rental potential.The property was built in 2007 and has a living area of 175 m². Thanks to its practical layout, it offers large spaces and multiple usage possibilities.

## CARACTÉRISTIQUES

Climatisation · Meublé · Chauffage · Jardin · Piscine · Résidence fermée

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# VILLA IN ROJALES

Réf. MLSC3310274 · 557.000 €

## DESCRIPTION

The independent ground floor apartment features a fully equipped kitchen, a cosy living-dining room, two bedrooms, and a bathroom. Therefore, it is perfect for accommodating family or friends, as well as for those seeking a property with greater rental potential. It currently does not have a tourist licence, although there is the possibility of applying for one.The outdoor area allows for full enjoyment of the Spanish climate. The 10 × 4 metre saltwater pool and the established garden create a perfect space for relaxation. The garden has an automatic irrigation system and ambient lighting, keeping it well-maintained throughout the year.In terms of comfort, the villa is perfectly equipped. It features air conditioning, ten infrared heating panels with individual thermostats, a fireplace with an insert, and mosquito nets throughout the property, ensuring maximum comfort during any time of the year.Distribution and featuresLiving area: 175 m²<br />Plot: 500 m²<br />Southwest orientation<br />4 bedrooms<br />3 bathrooms<br />2 fully equipped kitchens<br />2 living-dining rooms<br />Independent guest apartment on the ground floor<br />10 × 4 metre saltwater pool<br />Established and low-maintenance garden<br />Automatic irrigation system and exterior lighting<br />Air conditioning<br />10 infrared heating panels with individual thermostats<br />Fireplace with insert<br />Mosquito nets throughout the property<br />Year of construction: 2007<br />Energy certificate: ELocationThe villa is located in Benimar, a popular residential area situated between Rojales and Benijófar. Restaurants, bars, supermarkets, and other everyday services are within walking distance, while the property enjoys a quiet and private environment.The sandy beaches of Guardamar del Segura are about a 10-minute drive away. Alicante-Elche International Airport is just 25 minutes away, making this property an attractive option for both personal use and holiday rentals.Are you looking for a spacious villa with independent guest accommodation, a magnificent pool, and an excellent location on the Costa Blanca? Contact us for more information or to schedule a visit.