

# Inmobiliaria

Calle de los Arcos 1, Local 3 - Ciudad Quesada - 03170 Rojales (Alicante)

Tel. 96 671 83 92 Fax. 96 617 93 93

E-mail: sales@halesomes4u.es Website: homes4u.es

Estate Agents



LO PEPIN.

**PRICE: €349,900**

\*3 BEDROOMS, 3 BATHROOMS DETACHED, MODERN VILLA\*

\*FULLY FURNISHED + BEAUTIFULLY PRESENTED\*

\*HEATED, PRIVATE SWIMMING POOL\*

\*ROOF SOLARIUM + MEDITERRANEAN SEA & LAKE VIEWS\*

\*OFF ROAD PARKING\*

\* \* \* \* \*

**PROPERTY SHOWROOM OPEN SIX DAYS A WEEK**

THESE PARTICULARS ARE PREPARED WITH CARE FOR THE GUIDANCE OF PROSPECTIVE PURCHASERS BUT NO GUARENTEE OF THE ACCURACY IS GIVEN NOR DO THEY FORM ANY PART OF ANY CONTRACT

Located on the edge of Lo Pepin (Ciudad Quesada) you'll find you're less than a 2 minute drive to an array of family run restaurants, tapas bars, cafes, supermarkets, doctors surgery and pharmacy, not forgetting very quick and easy access to the "lemon tree road!" A 5 minute direct drive welcomes you to the stunning white sandy beaches of Guardamar del Segura!

This home is full of top quality features, from the heated private swimming pool to the remote controlled gate, everything has been very well thought out and planned, to make modern living very comfortable indeed!

The plot is extremely manageable being laid with tiles, creating plenty of sunbathing terraces by the swimming pool.

The private pool is heated to gain year round usage and comes complete with waterfall feature.

The lounge/dining room is open plan to the kitchen of which is divided by a breakfast bar. Sleek modern units conceal the appliances making this kitchen extremely easy to keep clean.

Split between only two floors, there are three double bedrooms in total, two of which have en-suites! One bedroom and bathroom is on the ground floor.

From the primary bedroom is a lovely sized sun terrace that overlooks the swimming pool. Stairs ascend to the roof solarium boasting stunning Mediterranean Sea and lake views.

To the rear of the property is the communal swimming pool, if you're wanting to be more sociable with your neighbours!

Ciudad Quesada is a very popular village located approximately 7 kilometres West of Torrevieja off the main Crevillente road. Village amenities include numerous local supermarkets, bars, banks, restaurants, 24 hour national health and private medical clinics, aqua park, green bowls club and of course an 18 hole golf course, everything that one would need for every day to day living. This village is also on a bus route to Torrevieja town centre. There is ample opportunity for both social and recreational activities. Also within easy reach of Ciudad Quesada are numerous white sandy and safe bathing beaches.

## ACCOMMODATION

Approached through decorative iron privacy gate, where pathway leads to..

COVERED TERRACE – This large curved terrace overlooks the swimming pool and is a beautiful place to sit and watch the world go by!

LOUNGE/DINING ROOM – Being tiled throughout in grey ceramics. Ceiling spot lights. Sliding doors open out to the covered terrace bringing the outdoors in!

KITCHEN – Ample wall and base units with work tops to complement. Inset stainless steel sink. Eye level microwave, electric oven. Ceramic hob, integrated extractor fan, fridge/freezer and dishwasher. Windows overlooking side of property.

BEDROOM No.3 – Having fully fitted wardrobes with storage space above. Ceiling spotlights. Windows to side of property.

BATHROOM – Being fully tiled. Sanitary ware in white comprising low level W.C., vanity unit with inset wash hand basin with mixer tap. Mirror above. Wall to wall shower with glass screen. Window.

From lounge, stairs lead to..

## FIRST FLOOR

LANDING – Ceiling spot lights with additional wall mounted lights. Door leads out to large sun terrace\* with access to the roof solarium.

BEDROOM No. 1 – Having fully fitted wardrobes, with sliding mirrored doors. Sliding doors lead out to “Juliette balcony”. Additional set of sliding patio doors lead to large sun terrace\* boasting views over the private swimming pool. Access is gained to the roof solarium.

EN-SUITE BATHROOM – Being fully tiled. Sanitary ware in white comprising low level W.C., wall mounted modern vanity unit with wash hand basin with mixer tap, mirror above. Panelled bath with shower above. Window to side of property.

BEDROOM No. 2 – Having fully fitted wardrobes with storage space above. Ceiling spotlights.

EN-SUITE BATHROOM – Being fully tiled. Sanitary ware in white comprising low level W.C., wall mounted modern vanity unit with wash hand basin with mixer tap, mirror above. Panelled bath with shower above. Window to side of property.

\*SUN TERRACE – Having ample room for table and chairs. This is a superb place to enjoy the open views of the natural park. Stairs lead to the roof solarium boasting tremendous Mediterranean Sea and lake views!

## OUTSIDE

The private gardens are fully tiled for easy maintenance.

The private swimming pool is heated and offers an in-built Jacuzzi. Waterfall feature. Ample sunbathing terraces. External shower.

Discretely positioned at the rear of the property, storage shed offering plenty of room for garden furniture, tools, etc..

This home is full of additional features including:

- Ducted air conditioning.
- Underfloor heating in the bathrooms.
- Heating for the swimming pool.
- Intercom system.
- Electric gates.
- Alarm system.

The list goes on....

Electric sliding gate offering off road parking.

If you're feeling a little more sociable, there is a communal swimming pool that is for the private use of owners and their guests, directly behind this home. External showers and ample sunbathing terraces.

Monthly Community Fees: €80  
Annual Suma (Council Tax): €200

## VIEWING

Strictly by appointment through our office.  
This property is offered subject to contract and to it being unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.  
FREE MORTGAGE ADVISORY SERVICE.

Please visit our website to view the virtual tour: [www.homes4u.es](http://www.homes4u.es) Ref: QRS 9417

*Award winning Estate Agents -*

*“Real Estate Agents Of The Year 2021/22 - 2022/23!”*

*We sell houses! It's what we do - It's ALL we do!*

*NO-ONE KNOWS THIS AREA BETTER THAN US! Est. 1989!*