



**Art der Immobilie :** Stadthaus

**Schwimmbad :** Kommunal

**Hausbereich :** 153 m<sup>2</sup>

**Standort :** Guardamar del Segura

**Schlafzimmer :** 4

**Badezimmer :** 2

- ✓ Lagerraum
- ✓ Voll möbliert

- ✓ Garage
- ✓ Klimaanlage (kühlen / heizen)

- ✓ Terrasse
- ✓ Balkon

Situated on the sought-after Cervantes Avenue in Guardamar del Segura, just 300 meters from the central beach, this beautifully renovated townhouse offers a perfect blend of modern living and coastal charm. Spanning 153 m<sup>2</sup> across multiple levels, the property features four spacious bedrooms and two and a half bathrooms, making it an ideal home for families or those seeking ample space. The ground floor greets you with a cozy open terrace and a large covered, glazed porch, leading into a bright living room with an open kitchen design. This level also includes a laundry room with a shower for added convenience. On the first floor, two well-appointed bedrooms share a full bathroom, while the second floor houses an additional two bedrooms, another shared bathroom, and a balcony with serene views. A versatile basement provides a comfortable lounge area and a large closed garage with abundant storage space, conveniently accessible from the living room. The property benefits from an east-facing main façade and west-facing rear orientation, ensuring optimal natural light throughout the day. Residents enjoy access to a well-maintained community with a large swimming pool, while the excellent location places all essential services within walking distance. Please note that taxes and purchase expenses are not included in the price.