



**Art der Immobilie :**  
Freistehende Villa

**Schwimmbad :** Nein

**Hausbereich :** 114 m<sup>2</sup>

**Standort :** Los Montesinos

**Grundstücksfläche :** 257 m<sup>2</sup>

**Schlafzimmer :** 3

**Badezimmer :** 2

This modern villa is located in the peaceful La Herrada residential area in Los Montesinos. The property offers a built area of 114 m<sup>2</sup> on a 257 m<sup>2</sup> plot, all distributed on a single floor with an L-shaped design, optimizing space and ensuring a comfortable and functional layout. It features three bedrooms and two bathrooms, providing spacious and bright rooms for comfortable living. The house boasts a heated private pool, ideal for swimming year-round and making the most of the Mediterranean climate in total privacy. Additionally, it includes a 47 m<sup>2</sup> solarium, perfect for sunbathing and enjoying panoramic views of the area. The villa is fully furnished, with a fully equipped kitchen and high-quality finishes throughout. Its southwest orientation ensures excellent natural light throughout the day. The property also includes a private garden and a storage room, offering additional space for convenience. Located approximately 10 km from the sea, this villa provides quick access to the beautiful beaches of the Costa Blanca. The Los Montesinos area is known for its quiet and family-friendly atmosphere, offering a wide range of services and amenities, including supermarkets, restaurants, and shopping centers. Its excellent infrastructure and transport connections provide easy access to other key areas along the Costa Blanca, making it an ideal choice for both permanent residence and investment in a holiday home.