

## 3 bedroom Villa in Dolores

Ref: TH-0031

460,000 €



**Property type :** Villa

**Pool :** Private

**House area :** 239 m<sup>2</sup>

**Location :** Dolores

**Plot area :** 6754 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

- |                   |                |                |
|-------------------|----------------|----------------|
| ✓ Fenced          | ✓ Storage Room | ✓ Utility room |
| ✓ Terrace         | ✓ Roof Terrace | ✓ Furnished    |
| ✓ Airconditioning | ✓ Barbecue     | ✓ Alarm system |
| ✓ Fireplace       |                |                |

### HUGE REDUCTION IN PRICE!!

I am excited to announce a new detached country villa on the market. Consisting of 3 bedrooms and 2 bathrooms built in 2002.

This villa comes with many beautiful features including wooden beams on the roof, gas fireplace, 39m<sup>2</sup> rear covered terrace which overlooks the wonderful countryside and private swimming pool.

Connected to mains water and a 24 panel solar system with lithium batteries and a back up diesel generator. There is a possibility to have a wind turbine installed or to connect the property to mains electricity. Comes with 3 septic tanks for wastewater. One of which is attached to the house being the new Ecological system, the other a grey water system ready for a campsite.

A brief description of the property: you enter into the open planned kitchen with island in the middle, newly renovated boasting from French windows and doors to let in the natural light. Also to have direct access to the rear terrace and pool. Towards the left you find the utility/pantry room which leads to a cosy office and the independent salon. Newly converted, hosting a large wooden terrace out the front. The 3 bedrooms are all large doubles with 2 family bathrooms. One of which is the en-suite to the principal bedroom that also comes with a walk-in wardrobe.

Benefiting from electric front gates, alarmed, roof top solarium with stunning 360-degree views, air-conditioned being partly furnished. Suma 290€ per year.

Dolores is a peaceful town with a strong local identity, featuring whitewashed houses, small plazas, and a friendly community. The surrounding countryside is rich in farmland, just a short drive (around 15 km) from the beaches of Guardamar del Segura and Torrevieja, making it a great spot for those who enjoy both rural and coastal life. The town hosts several traditional festivals, such as the Fiestas Patronales in honor of Our Lady of Sorrows (Virgen de los Dolores), typically in September, featuring parades, music, and local celebrations. Due to its proximity to the Costa Blanca, many British and other European expats have settled in the area, giving it an international feel while still maintaining a strong Spanish character.





