

## 2 bedroom Villa in Guardamar del Segura

Ref: M-1567788

299,900 €



**Property type :** Villa

**House area :** 160 m<sup>2</sup>

**Location :** Guardamar del Segura

**Bedrooms :** 2

**Bathrooms :** 2

✓ Basement

✓ Terrace

✓ Airconditioning

Discover this spacious semi-detached villa perfectly located just 250 meters from the golden beaches of Guardamar del Segura. Built in 2001 and owned since new by the current seller, this property offers a rare opportunity to modernise and personalise a home with great potential, generous space, and unbeatable location. The villa boasts a 90m<sup>2</sup> main living area plus a 70m<sup>2</sup> basement, ideal for creating additional living space, a gym, guest suite, or entertainment area. With east, south, and west orientation, the home enjoys natural light throughout the day and partial sea views from the upper floors. On the ground floor, you'll find a large and bright living room with a cosy fireplace and access to the garden terrace — perfect for relaxing or dining outdoors. The spacious kitchen is a standout feature: hand-built with premium materials, it's not the standard kitchen from the original build but a high-quality custom design chosen by the owner. A guest bathroom completes this floor. The first floor includes two double bedrooms, a full bathroom, and a large balcony with the potential to be converted into an extra bedroom or bathroom (permissions already allow for this). The basement (70m<sup>2</sup>) provides even more flexibility — easily adaptable into a third bedroom, a home cinema, or a personal gym. Outside, there's a private garden and parking space, plus access to a communal pool just steps away. Located in a peaceful residential neighbourhood with all amenities nearby and only 2 km from Guardamar town centre, this property combines comfort, potential, and coastal charm.

