



# SolimarCo

## Las Balcones Costa Blanca

**Reduced from € 900,000 to 715,000**  
340m2 detached Villa in sought-after location



3 bedrooms, 1 bath/1shower plus 5 separate apartments. This property is on a plot of 1,000sqm and is designed to provide rental income. The approach to the property is through a private (electric) pedestrian door or through double front gates. The driveway leads to the garage and garden area with a heated (salt water) 8 x 4 private swimming pool. Adjacent to the pool is a barbecue area with an open naya and a separate fish pond. Stairs from the garden lead to the main house, located above the garage as follows:

**LOUNGE/DINER** 'L' shaped room which is fully furnished plus terrace overlooking the pool/garden.

**KITCHEN** separate and enclosed with a utility area fully fitted with white goods.

**BEDROOM 1** is the Master Bedroom with fitted wardrobes and patio doors leading to a sun terrace.

**BEDROOMS 2 & 3** are both single bedrooms (linked). One is currently being used as an office. They have fitted wardrobes and doors that lead to the same sun terrace.

**BATHROOM** has bath and overhead shower, bidet, wc and washbasin.

**SHOWER ROOM** is fully tiled and consists of shower cubicle, wc and washbasin.

On the first floor there is a separate self-contained **APARTMENT No.1:**

**LOUNGE/DINER** which is fully furnished. **KITCHEN:** with fitted units and white goods.

**BEDROOM 1** is a double bedroom furnished with fitted wardrobes.

**BEDROOM 2** is another double bedroom furnished with fitted wardrobes.

**BATHROOM** with jacuzzi bath and overhead shower, bidet, wc and basin.

**SHOWER ROOM** : fully tiled and comprises shower cubicle, wc and washbasin.

This apartment has had all the doorways etc modified to accommodate a wheelchair. From the corridor outside this apartment, stairs lead to the solarium. Ground floor consists of:

**APARTMENT NO. 2** : self-contained with

**BEDROOM 1** a double size room, furnished with fitted wardrobes.

**BEDROOM 2** a single size room, furnished with fitted wardrobes.

**BATHROOM** with bath and overhead shower, bidet, wc and washbasin.

**APARTMENT NO. 3** is self-contained with: **BEDROOM 1:** a double size with fitted wardrobes.

**BATHROOM** : fully tiled and comprises bath with overhead shower, bidet, wc and washbasin.

**APARTMENT NO. 4** is self-contained with

**BEDROOM 1:** a double size room, furnished with fitted wardrobes.

**BATHROOM** : fully tiled and comprises bath with overhead shower, bidet, wc and washbasin.

**APARTMENT NO. 5:** Is a two room studio which can be converted into another separate apartment.

**ADDITIONAL FEATURES** The property has solar panels on the main roof - used to heat the water supply to all the accommodation. In addition, solar panels are located on the roof of the BBQ area to provide power to heat the salt water pool. The main house has underfloor heating. The central heating boiler is located in a separate storage room at the rear of the garage. A superb business opportunity.

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## Features

9 Bedrooms  
5 Bathrooms  
2 Shower Rooms

- ✓ Separate Kitchen
- ✓ Fireplace
- ✓ Heating
- ✓ White Goods
- ✓ Garage
- ✓ Private Pool

