

## Sales - House - Bel Air

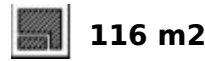
# 340.000€

**Bel Air**

**House**

**Community: 1,380 EUR / year IBI: 493 EUR / year**

**Rubbish: 120 EUR / year**



Charming 3 bedroom townhouse with pool and mountain views Set within a highly regarded residential community, this beautifully maintained three-bedroom townhouse has been cherished as a family holiday home for many years. It is presented in good condition throughout, although a new owner may wish to undertake some modernisation. Upon entering, you are welcomed into a bright and inviting living and dining area, complete with a working fireplace and air conditioning—perfect for year-round comfort. The separate kitchen offers practicality, with the potential to be opened up to create a stylish, open-plan ground floor if desired. This level also features a convenient guest toilet. From the dining area, patio doors lead out to a private west-facing patio garden, ideal for enjoying the afternoon and evening sun. To the front, a smaller east-facing terrace provides a lovely spot to relax in the morning sunshine while taking in views of the community gardens, pool area, and La Concha mountain beyond. Upstairs, the property offers two well-proportioned guest bedrooms sharing a terrace and a family bathroom, alongside a spacious master bedroom with its own private terrace and en-suite bathroom. The home is situated within a well-maintained, gated complex featuring attractive communal gardens, a swimming pool, and allocated parking conveniently located at the perimeter. Ideally positioned, the property is just a short walk from a popular garden centre with café, as well as a local tennis and padel club offering a bar and restaurant. Major supermarkets and additional amenities are within a comfortable 15-minute walk. This property represents an excellent opportunity as a permanent residence or a delightful holiday home in a prime location.

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

### Orientation

- ✓ East
- ✓ West

### Condition

- ✓ Good

### Pool

- ✓ Communal

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Views

- ✓ Garden
- ✓ Pool

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Communal
- ✓ Private

### Parking

- ✓ Communal
- ✓ Private

### Utilities

- ✓ Electricity

### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale















