

Reference: **571-PS-2990**  
 Property type: Chalet  
 Sale/rent: For sale  
 Price: **Consult price**  
 Condition: Good condition



Town: Roquetas de Mar  
 Province: Almería  
 Postal code: 4740  
 Zone: Urb Playa Serena



**Sqm built:** 107  
**Garages:** 1  
**Bathrooms:** 2

**Air conditioner:** cold/hot  
**Bedrooms:** 3

**Plot sq.meters:** 810  
**Orientation:** south

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**Description:**

Villa on the 1st line to the golf course: immaculate well-kept.

With 3 bedrooms, 2 bathrooms, very spacious living area (conservatory, dining room, lounge, kitchen), pool and garage

With direct access to the 18-hole championship golf course Playa Serena. At the end of a tranquil cul-de-sac. Close to supermarkets, bars, grocery stores, restaurants, doctor, schools, high school, ...

Only a stroll away from the 15mile natural area of Punta Entinas Sabinar, with its unspoiled beaches, migratory birds that know where to come to spend the winter (pelicans, swans, water birds, etc.). All the leisure and recreational areas of the Urbanisation are within walking distance: playgrounds, endless green areas, promenade, shopping and leisure areas, ... The golf course of Playa Serena offers also a famous restaurant (a reference in the area) and they are also two other golf courses with 18 and 27 holes within a radius of less than 20 minutes by car.

The villa is built all in one level and consists of: entrance hall, kitchen area with spacious breakfast bar very spacious dining room open to the living room, on a lower level. From the living room they are spacious patio doors to the conservatory, which can be accessed also from the master bedroom with dressing area and en-suite bathroom, they are two more double bedrooms with built-in wardrobes and the second bathroom. Outside one has the manicured garden with the swimming pool, sun bathing area and the access with electric door to the golf course. There is a spiral staircase leading to a roof terrace with open views overlooking the golf course.

If you look for a home in a tranquil, but lived in area (most of the villas in the neighbourhood are lived in all year round), for a competitive price, this is the best choice in our area.

This unique villa is built on a plot of 810m<sup>2</sup> with a constructed area of 107.73m<sup>2</sup>. The annual local tax for 2022 was €1,323.49 and the fee for the rubbish collection is €214.76 per year. There is A/C in the lounge/dining and in all bedrooms. The manicured gardens have an irrigation system and on one side of the house there is a BBQ area. To be sold fully furnished, except for the personal belongings.

Price plus taxes, to be paid according to law

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