



**Property type :** Detached Villa

**Swimmingpool :** No

**House area :** 146 m<sup>2</sup>

**Location :** La Romana

**Plot area :** 271 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 2

Stunning 2-Storey Villa for Sale in La Romana, Alicante, Costa Blanca Welcome to your dream home in the charming village of La Romana, located in the heart of the beautiful Costa Blanca! This spacious 2-storey villa is an ideal property for those looking for comfort, privacy, and the perfect location to enjoy the best of Spanish living. Property Features: The villa, built in 2009, is designed for modern living with a flexible layout, making it suitable for both full-time residency or as a vacation retreat. Main Floor: The bright and airy main floor boasts 2 well-sized bedrooms, 1 bathroom, and a large open-plan living area. The open kitchen is perfect for cooking and entertaining. Sliding doors lead to a delightful terrace that is enclosed with double-glazed windows, creating a year-round additional living space that can be used as a sunroom, dining area, or simply a place to relax and enjoy the views. The house comes complete with air conditioning (hot and cold), and all furniture in the property is included in the sale. Basement Apartment: The villa also features a fully private, self-contained apartment in the basement, offering 2 more bedrooms, 1 bathroom, a cozy living area, and a fully-equipped kitchen. This separate space is ideal for guests, extended family, or even as a rental unit. Outdoor Spaces: Enjoy the Costa Blanca sun year-round with your own solarium, which offers fantastic mountain views, perfect for sunbathing or outdoor dining. The beautifully landscaped garden is low maintenance, with a storage room, garden shed, and carport for added convenience. Community Amenities: The villa is part of a small and well-maintained community, which includes access to a communal pool and sunbathing area. The community fees are very reasonable at just €20 per month, providing excellent value for such a tranquil environment. Ideal Location in La Romana: This villa is ideally located within walking distance of the charming village of La Romana, where you'll find all the amenities you need for everyday living. From supermarkets, restaurants, and cafes, to local schools, banks, and healthcare services, everything is within easy reach. La Romana's friendly, welcoming atmosphere makes it the perfect place to relax, unwind, and experience authentic Spanish village life. Located in the province of Alicante, La Romana offers the peace and tranquility of rural Spain, while still being only a short drive away from the vibrant city of Alicante and the Mediterranean coastline. Whether you're looking to enjoy the local culture, explore the nearby mountains, or spend your days at the beach, this villa provides the perfect base for your Costa Blanca lifestyle. Additional Details: IBI (Property Tax): €381 per year Community Fees: €20 per month Year of Construction: 2009 Air Conditioning: Hot/Cold Fully Furnished: Included in the price This villa is an excellent opportunity for anyone looking for a modern, comfortable home in an unbeatable location at an attractive price. Don't miss out on the chance to make this exceptional property your own! Contact us today to arrange a viewing!