



**Property type :** Townhouse

**Location :** Los Montesinos

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :**

**Garden :** Private

**Orientation :** East

**Parking :** Street Parking

**House area :** 105 m<sup>2</sup>

**Airport :** 40min

**Beach :** 10min

**City :** 2min

**Golf :** 10min

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Fenced Plot

✓ Terrace

✓ Mains Sewerage

✓ Mains Electric

✓ Walking Distance To Town

✓ Barbecue

✓ Solarium

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Utility Room

✓ Partially Furnished

We are pleased to present this classic Spanish east facing townhouse located in the town of Los Montesinos. The house is all on one level and consists of three bedrooms, one full bathroom, one WC, living room, independent kitchen with large pantry, all spread over 105 m<sup>2</sup>. There is a delightful patio/courtyard area, with the WC, storage room and extra kitchen, and laundry room. From the courtyard there are stairs leading up to the solarium, which has a built in BBQ and seating area. There is air con in the lounge and the master bedroom.

The house is in excellent condition and ready to move straight in. It is being sold partially furnished and including the oven, ceramic hob and extractor fan in the kitchen.

Los Montesinos is just a fifteen minute drive by car from the big city of Torrevieja. It is located on Spain's sunny Costa Blanca coastline with its superb green flag beaches and an array of quality golf courses.

One of the attractions of Los Montesinos is its climate. During the coldest month of January, there could be a consistent temperature of 11C, a bit warmer than Alcoy. Up to an average of 27C during the hottest month of August, when temperatures can rise to around 40C. Even during the coldest months there is an average of six hours of sunshine each day, this rises to a daily average of 12 hours of sunshine during the day.

The cuisine on offer in Los Montesinos is largely based on products that can be described as Mediterranean in that they are grown locally or fished from the surrounding sea. The dishes are varied, balanced and above all, healthy. Typical dishes will include tapas, paellas and other seafood dishes, similar to Villajoyosa. Dishes are accompanied by rice and locally grown vegetables, the

