

A top drawer opportunity to purchase your very own 'home in the sun'. This stunning detached and privately enclosed property benefits from three double bedrooms, air conditioning and super views over the roof tops from the main bedroom balcony. The patio area and garden provides just the spot for a morning coffee, evening tipple and of course a fantastic 'Al Fresco' dining area and entertaining space. This delightful low maintenance property is perfect for the family to use and also could provide a most valuable rental income. Being one of only twenty nine properties built on this exclusive urbanisation, each home contributes only €100 per quarter towards the communal swimming pool. The property is well maintained throughout by the current English owner and also benefits from an 'under build' which in some properties has been converted to provide additional living space or garaging. The owner may consider a part-exchange arrangement with a UK based property of any price range. Additional benefits include central heating, a car available by separate negotiation, and the property is being sold fully furnished. It goes without saying this could be a wonderful home and is highly recommended by the agent.



- A top drawer opportunity to acquire your very own 'home in the sun'
- A stunning, detached, three bedroom property with garden and patio area
- Part-exchange with a UK based property considered
- Situated within La Marina urbanisation and within easy reach of the beach and local amenities
- Use of a wonderful communal swimming pool by contributing only €100 per quarter
- Sold fully furnished with the option of purchasing a car by separate negotiation





## LOCATION

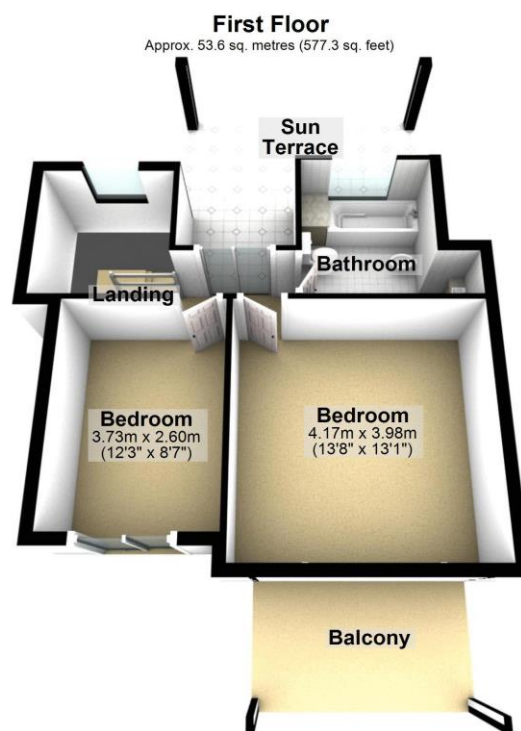
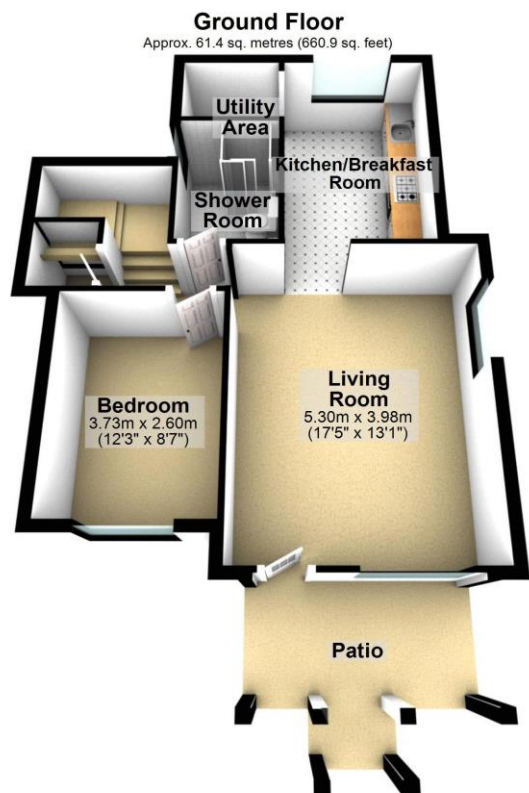
San Fulgencio is a traditional town which sits on the Costa Blanca coastline and is situated between the salt lakes of Santa Pola and Torrevieja. The town was established during the early 18th century when it was built on reclaimed land, taken from the marshes of the River Segura. Approximately twenty five kilometres south of Alicante, the town is a popular destination for tourists with a variety of holiday homes being built on La Marina urbanization, and the town frames a typical Spanish square with town hall and church. San Fulgencio is ideal for visitors or residents looking for some peace and quiet as it is slightly inland, however it is still close to local beaches such as Guardamar del Segura and La Marina for those eager to soak up some sun near the sea. The town provides all the amenities you can expect from a small town including supermarkets, banks, health centres, dentists, a range of sporting and leisure activities, and a variety of restaurants. Additionally, a local bus service provides transport around the town and surrounding areas. There are two choices of airports to fly into which are Alicante and Murcia, both a short drive from San Fulgencio.











MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.