

## 2 Bedroom Duplex for Sale in La Alfoquia

95,000€



NEW & EXCLUSIVE TO VOSS HOMES - Immaculate 2 bed, 1.5 bath, 2 storey, recently decorated inside and out, terrace house / duplex, with front driveway / garden plus low maintenance rear garden with dip pool and the use of two large communal swimming pools & gardens. Walking distance into the village of La Alfoquia with shops, restaurants, cafes, banks, doctors, vets, bowling green, walking football pitch etc.

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The towns of Zurgena and Arboleas are reached in 5 minutes drive. The A7 motorway is less than 10 minutes drive away and the major market town of Huerca-Overa is approx 12 minutes away. The coast at Vera, Garrucha and Mojacar are approx 25 to 30 minutes drive away.

Casa Amapola is part of an established, well maintained development and would make very homely, low maintenance main residence or "lock up and leave" holiday home. Rates (IBI) are €240 per year plus rubbish collection of €205 per year. The property has great long term rental potential €450 per month plus bills is achievable. The furniture is also for sale. The community fees are approximately 400 euros per year.

The property has access to two large swimming pools which are approx 17m x 7m and 13m x 6m which is in a fenced & gated communal garden with a variety citrus trees & palm trees etc. Each property has a rear fence and lockable gate so safer for children. The other pool is approx 100m away in a separate part of the development. Both are very well maintained and are only for the use of the owners of the properties in the development. The pools are open usually from Easter to the end of October

- **Video Tour available**
- **85m<sup>2</sup> Build size**
- **2 Bedrooms**
- **98m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**