



REF: # 13348

LA NUCIA/POLOP (EL TOSAL)



INFO

PRIJS:	310.000 €
TYPE HUIS:	Bungalow
PLAATS:	La Nucia/Polop (El Tosal)
SLAAPKAMERS:	3
Badkamers:	2
Build (m2):	168
Plot (m2):	196
Terras (m2):	-
Years:	2006
Floor:	1
bericht	-



BESCHRIJVING

Fantastic corner townhouse built in 2006, located in the peaceful residential area of El Tossal, ideally situated between La Nucia, Altea and Alfaz del Pi. The property features a spacious private front patio with room to park several vehicles, as well as direct access to the internal garage. The main floor offers a bright living-dining room with access to a balcony, a separate kitchen with utility room, one bedroom and a fully fitted bathroom with a walk-in shower. Upstairs there are two bedrooms, both with fitted wardrobes and access to balconies. The master bedroom enjoys a large terrace with beautiful views of the Sierra Bernia. This floor also includes a spacious bathroom with a bathtub. The semi-basement level houses the garage, a storage area and a versatile space that can easily be converted into a games room, gym, office or additional living area. The property benefits from pre-installation for ducted air conditioning (connection pending) and natural gas central heating with radiators, ensuring year-round comfort. The development offers a communal swimming pool and green areas with parks in a quiet, family-

friendly environment. Its excellent location allows you to reach Altea, Alfaz del Pi, La Nucía town centre and Altea Beach in approximately 10 minutes by car. Supermarkets, schools, restaurants and all essential amenities are just 5 minutes away. A spacious and versatile home, ideal as a permanent residence or holiday home on the Costa Blanca.

Additional Information: Purchase costs are to be borne by the buyer and include 9% Property Transfer Tax (ITP), or VAT where applicable, together with notary fees, Land Registry fees and conveyancing/administrative costs, all subject to final calculation.



STIJL	UITZICHT	AIRCO	AFSTAND NAAR :
Contemporary	- Panoramisch - Bergzicht	- Centrale airco - Keuken - Slaapkamers	Strand : 5 Km Vliegveld: 40 Km Centrum : 5 Km
ORIËNTATIE	PARKING NEE CARS	BELASTING	- Marmar - Steen
North	Garage geen Cars : 2	: 350 €	
KEUKEN	TUIN TERRAS	VERWARMING	ENERGETIC CERTIFIED
- Dichte keuken - Ingerichte keuken - Graniet bovenblad	- Open terras - Buitenverlichting - Speeltuin - Stenen muur - Privé tuin	- Centraal gas - Radiatoren	A B C D E F G Werkkasten Verlichtingsdeur Dubbele beglazing Opbergruimte IN PROGRESS

"OUR EXPERIENCE IS YOUR GUARANTEE"