



REF: # 13343

LA NUCIA/POLOP (POLOP)



INFO

|                 |                        |
|-----------------|------------------------|
| PRICE:          | 269.000 €              |
| PROPERTY TYPE:  | Townhouse              |
| CITY:           | La Nucia/Polop (Polop) |
| BEDROOMS:       | 2                      |
| Bathrooms:      | 3                      |
| Build ( m2 ):   | 102                    |
| Plot ( m2 ):    | -                      |
| Terrace ( m2 ): | -                      |
| Year:           | 2013                   |
| Floor:          | 2                      |
| Old price       | -                      |



DESCRIPTION


Townhouse for sale located in the Flor de Ponoig residential area, in Polop, a quiet setting surrounded by nature. The property is distributed over two floors plus a solarium terrace. At the entrance, there is a pleasant front patio with space to park one car, a lawn area and a seating area. This outdoor space enjoys sun for most of the day and leads directly to the main entrance of the house. On the main floor, there is a spacious and very bright living room, thanks to a large sliding glass door with direct access to the patio. This floor also includes an independent kitchen, a practical laundry room and a guest toilet. On the first floor, there are two bedrooms, both with en-suite bathrooms. One bathroom has a bathtub and the other has a walk-in shower. Each bedroom also has its own balcony, offering sea and mountain views. From this floor, a spiral staircase leads to the solarium terrace, ideal for enjoying the sun, the views and the local climate. There is also a solar panel used for hot water. The property also has a smaller rear patio with direct access to the communal area, which includes green areas, a

swimming pool, benches and a walking area. A comfortable, bright and well-distributed home, perfect as a permanent residence or as a holiday home on the Costa Blanca.

**ENERGETIC CERTIFIED**



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|---|--|--|---|
| <b>STYLE</b>  | <b>VIEWS</b>   | <b>AIRCONDITIONING</b>   | <b>DISTANCE TO :</b>  |
| <ul style="list-style-type: none"> <li>Contemporary</li> </ul>      | <ul style="list-style-type: none"> <li>Panoramic views</li> <li>Sea views</li> <li>Mountain views</li> </ul> | <ul style="list-style-type: none"> <li>Central airconditioning</li> <li>Livingroom</li> <li>Bedrooms</li> </ul>        | Beach : 5 Km<br>Airport: 40 Km<br>Town center : 2 Km  |
| <b>ORIENTATION</b>  | <b>FURNITURE</b>   | <b>PARKING</b>   | <b>TAX</b>  |
| South west  | <ul style="list-style-type: none"> <li>Not furnished</li> </ul>  | Garage no Cars : 1   | Community : 456 €<br>I.B.I : 355 €  |
| <b>MAIN LIVING AREA</b>   | <b>FLOORING</b>  | <b>KITCHEN</b>   | <b>GARDEN AND TERRACES</b>  |
| <ul style="list-style-type: none"> <li>Bathroom en-suite</li> </ul> | <ul style="list-style-type: none"> <li>Stone floors</li> </ul>   | <ul style="list-style-type: none"> <li>Closed kitchen</li> <li>Equipped kitchen</li> <li>Granite countertop</li> </ul> | <ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Exterior lights</li> <li>Fruit trees</li> <li>Stone walls</li> <li>Private garden</li> <li>Communal Garden</li> </ul> |

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| <b>HEATING</b>   | <b>EXTRA</b>   | <b>ENERGETIC CERTIFIED</b>   |
| <ul style="list-style-type: none"> <li>Central electric heating</li> </ul> | <ul style="list-style-type: none"> <li>Built in wardrobes</li> <li>Alarm</li> <li>Double glazed windows</li> <li>Satellite TV</li> <li>Laundry room</li> <li>Internet</li> </ul> |  <p>The image shows a vertical energy efficiency scale with seven horizontal bars labeled A through G. The bars are colored from dark green (A) to red (G). A vertical green bar on the right side of the scale is labeled 'IN PROGRESS'.</p> |

**"OUR EXPERIENCE IS YOUR GUARANTEE"**