



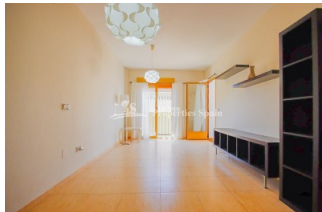
REF: # 13353

LA NUCIA/POLOP (XIRLES)



INFO

PRICE:	170.000 €
PROPERTY TYPE:	Apartment
CITY:	La Nucia/Polop (Xirles)
BEDROOMS:	2
Bathrooms:	2
Build (m2):	90
Plot (m2):	-
Terrace (m2):	-
Year:	2008
Floor:	1
Old price	-



DESCRIPTION

Spacious and welcoming apartment for sale in the centre of Xirles, located in a quiet and well-connected area, ideal both as a permanent residence and as a second home. The property is distributed into a spacious and bright living-dining room with direct access to a pleasant interior terrace, providing an additional area to enjoy everyday life. It features a generously sized independent kitchen with enough space for a breakfast table or small dining area, as well as direct access to the interior terrace, offering both comfort and practicality. The apartment has two bedrooms, one of them with built-in wardrobes. The main bedroom is particularly spacious and features an en-suite bathroom, offering greater privacy and comfort. There is also a second full bathroom with a bathtub. The property is equipped with air conditioning, ensuring comfort throughout the year. The apartment also includes a private parking space and a storage room, both located in the underground level of the same building, providing valuable additional storage and convenient parking. Its location allows you to enjoy the peaceful atmosphere of Xirles while

being within walking distance of local bars and services. It is also conveniently located close to nearby towns such as Polop and La Nucía, approximately 10 minutes away by car. A spacious, comfortable and practical property with a terrace, garage and storage room, located in a peaceful setting while remaining close to all necessary amenities. Please do not hesitate to contact us for further information or to arrange a viewing.



STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
- Contemporary - Mediterranean	Panoramic views	Livingroom	Beach : 7 Km Airport: 40 Km Town center : 50 m
ORIENTATION	FURNITURE	PARKING	FLOORING
South	Not furnished	Garage no Cars : 1	Stone floors
KITCHEN	HEATING	EXTRA	ENERGETIC CERTIFIED
- Closed kitchen - Equipped kitchen - Granite countertop	Central electric heating	- Built in wardrobes - Reinforced door - Double glazed windows - Satellite TV - Storage room - Laundry room - Internet	 The image shows a vertical energy efficiency scale with seven levels, A through G, represented by horizontal bars of increasing length and changing colors from green at the top to red at the bottom. Level A is the shortest (green), followed by B (green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). To the right of this scale is a vertical green bar with the text 'IN PROGRESS' written vertically, indicating the current status of the property's energy certification.

"OUR EXPERIENCE IS YOUR GUARANTEE"