



REF: # 13343

LA NUCIA/POLOP (POLOP)



INFO

<b>PRIX:</b>	269.000 €
<b>TYPE:</b>	Maison
<b>CITY:</b>	La Nucia/Polop (Polop)
<b>CHAMBRES:</b>	2
<b>Ba ENFANTS:</b>	3
<b>Built ( m2 ):</b>	102
<b>pas ( m2 ):</b>	-
<b>Terrasse ( m2 ):</b>	-
<b>A ENFANTS:</b>	
<b>de plante:</b>	2
<b>MESSAGE</b>	-

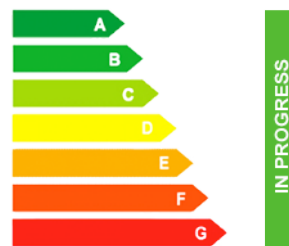



DESCRIPTION

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.

## CERTIFICAT ÉNERGÉTIQUE



<b>STYLE</b>	<b>VIEW</b>	<b>CLIMATISATION</b>	<b>DISTANCE :</b>
<ul style="list-style-type: none"> <li>contemporain</li> </ul>	<ul style="list-style-type: none"> <li>Panoramico</li> <li>Ocean</li> <li>une vue sur la montagne</li> </ul>	<ul style="list-style-type: none"> <li>Central</li> <li>manger</li> <li>chambres</li> </ul>	Beach : 5 Km aéroport: 40 Km : 2 Km
<b>POSITION</b>	<b>MEUBLÉ</b>	<b>PARKING PAS. CAR</b>	<b>FRAIS</b>
Sud-Ouest	<ul style="list-style-type: none"> <li>Vide</li> </ul>	Garage no. Car : 1	Communauté : 456 € I.B.I : 355 €
<b>ZONES</b>	<b>ÉTAGE</b>	<b>CUISINE</b>	<b>JARD RIVIÈRE ET TERRASSES N</b>
<ul style="list-style-type: none"> <li>ou chambre BAIGNADE</li> </ul>	<ul style="list-style-type: none"> <li>Stone</li> </ul>	<ul style="list-style-type: none"> <li>cuisine fermée</li> <li>cuisine équipée</li> <li>granit</li> </ul>	<ul style="list-style-type: none"> <li>Terrasse couverte</li> <li>Terrasse ouverte</li> <li>Feux extérieurs</li> <li>arbres fruitiers</li> <li>murs en pierre</li> <li>Jard RIVER n privée</li> <li>Jard RIVER Communauté</li> </ul>
<b>CHAUFFAGE</b>	<b>EXTRA</b>	<b>CERTIFICAT ÉNERGÉTIQUE</b>	
<ul style="list-style-type: none"> <li>chauffage électrique</li> </ul>	<ul style="list-style-type: none"> <li>intégré</li> <li>Alarme</li> <li>Double vitrage</li> <li>Satellite TV</li> <li>Laundry</li> <li>Internet</li> </ul>	 <p>The image shows a vertical energy efficiency scale with seven levels labeled A through G. Level A is dark green, B is medium green, C is light green, D is yellow-green, E is yellow, F is orange, and G is red. A vertical green bar on the right side of the scale is labeled 'IN PROGRESS'.</p>	

**"OUR EXPERIENCE IS YOUR GUARANTEE"**