



REF: # 13326

ALFAZ DEL PI (SAN RAFAEL)



INFO

|                    |                              |
|--------------------|------------------------------|
| PREIS:             | 398.000 €                    |
| TYP EIGENTUM:      | Villa                        |
| STADT:             | Alfaz del Pi<br>(San Rafael) |
| SCHLAFZIMMER:      | 3                            |
| BADEZIMMER:        | 4                            |
| GEBAUT ( m2 ):     | 306                          |
| GRUNDSTÜCK ( m2 ): | 521                          |
| TERRASSE ( m2 ):   | -                            |
| JAHR:              | 2006                         |
| ETAGEN:            | 1                            |
| Nachricht          | -                            |



BESCHREIBUNG

Discover this villa in a quiet, well-kept residential area—ideal for those looking for space, natural light and privacy, surrounded by nature while still being close to everyday amenities. The property offers 306 m<sup>2</sup> built on a 521 m<sup>2</sup> plot, with a desirable southwest orientation that brings in plenty of sunlight throughout most of the day. The layout is comfortable and practical, featuring 4 spacious bedrooms and 4 bathrooms, making it perfect for families or for those who often host guests. Outside, you'll find a garden with great potential and two terraces—one covered and one open—ideal for outdoor dining, relaxing or creating a chill-out area. Although it doesn't currently have a swimming pool, the plot provides options to adapt the outdoor space to your needs. The villa is in good condition, ready to move into, and includes air conditioning as well as storage areas to help keep everything organised. Located in San Rafael – Nucia Park, just minutes from Alfaz del Pi and with easy access to the

main areas of the Costa Blanca, it's an excellent option as a main home or a second residence.



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| <b>STIL</b> <ul style="list-style-type: none"> <li>• Klassisch</li> <li>• Mediterran</li> </ul>                                                                                                  | <b>ANSICHTEN</b> <ul style="list-style-type: none"> <li>• Panorama</li> <li>• Bergblick</li> </ul>            | <b>KLIMAAANLAGE</b> <ul style="list-style-type: none"> <li>• Wohnraum</li> <li>• Küche</li> <li>• Schlafzimmer</li> </ul>                                                                                                                             | <b>ENTFERNUNG :</b> <div>Strand : 5 Km</div> <div>Flughafen: 40 Km</div> <div>Stadtzentrum : 2 Km</div> |
| <b>ORIENTIERUNG</b> <div>Südwest</div>                                                                                                                                                           | <b>MÖBEL</b> <ul style="list-style-type: none"> <li>• unmöbliert</li> </ul>                                   | <b>PARKPLATZ</b> <div>Garage Anzahl Autos : 1</div>                                                                                                                                                                                                   | <b>WOHNFLÄCHE</b> <ul style="list-style-type: none"> <li>• Spielraum</li> <li>• En-suite Bad</li> </ul> |
| <b>FLOORING</b> <ul style="list-style-type: none"> <li>• Marmorboden</li> <li>• Steinboden</li> </ul>                                                                                            | <b>KÜCHE</b> <ul style="list-style-type: none"> <li>• geschlossene Küche</li> <li>• Ausgestattet</li> </ul>   | <b>GARTENTERRASSEN</b> <ul style="list-style-type: none"> <li>• überdachte Terrasse</li> <li>• offene Terrasse</li> <li>• Aussenbeleuchtung</li> <li>• Palmen</li> <li>• Spielplatz</li> <li>• Natursteinmauern</li> <li>• Privater Garten</li> </ul> | <b>HEIZUNG</b> <ul style="list-style-type: none"> <li>• Zentralheizung elektr.</li> </ul>               |
| <b>EXTRA</b> <ul style="list-style-type: none"> <li>• Einbauschränke</li> <li>• Stahltür</li> <li>• Satellitenfernsehen</li> <li>• Lagerraum</li> <li>• Waschraum</li> <li>• Internet</li> </ul> | <b>ENERGETIC CERTIFIED</b>  |                                                                                                                                                                                                                                                       |                                                                                                         |

**"OUR EXPERIENCE IS YOUR GUARANTEE"**