



## Villa i La Nucía - Gensalg

LA NUCÍA

625.000€

ID # ESIM43695



366m<sup>2</sup>



3



3



1500m<sup>2</sup>



- Swimming pool: Ja
- Grill
- Pullterrum

- Laundry
- Centralvarme

- Terrasse
- Pejls

- Garage
- Sikkerhedsdør

- A/C

### Lexington Realty

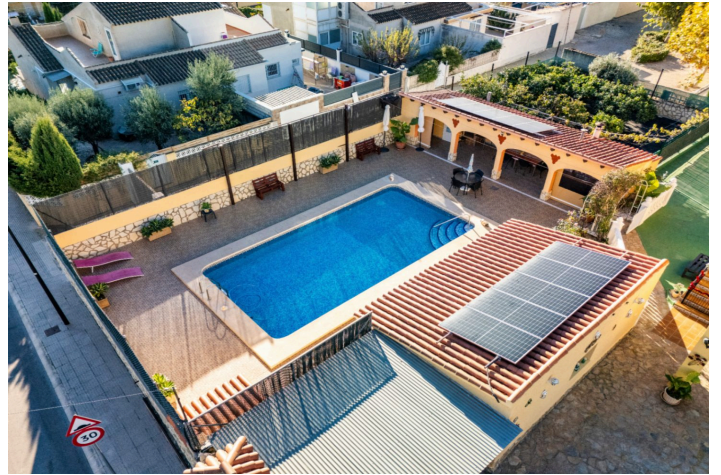
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## Description

Discover Your Ideal Home in La Nucía Located in the exclusive area of La Nucia Hill, this charming chalet offers a home where comfort and style meet in harmony. The villa, built with a contemporary design, stands on a plot of 1,500 m<sup>2</sup>, providing ample outdoor space that invites you to enjoy the radiant climate of Alicante.

**Generous Spaces** The interior of the property features a smart layout across its 366 m<sup>2</sup>, where every corner has been designed to maximize brightness and warmth. With 3 cozy bedrooms and 3 equipped bathrooms, each family member can enjoy their own space of comfort. The fully furnished kitchen is an ideal place to share culinary moments, while the living room, equipped with a fireplace, becomes the heart of the home during cool evenings.

In addition, it includes an independent apartment with 2 bedrooms, 1 bathroom, and an open kitchen that connects to the livingdining room with a separate entrance. Next to this independent apartment, there is an office that connects to a laundry room of about 20 m<sup>2</sup>. There are access points to the house from different areas of the garden, making it convenient to reach from any spot. In summary, the 2 floors are not interconnected, although an interior staircase could be built.

**Outside, a Private Paradise** Step outside and discover your own oasis. The villa features a magnificent pool, perfect for refreshing yourself during the warm summer days. It includes an outdoor kitchen and a guest bathroom, as well as an outdoor shower. Perfect for family gatherings and birthday celebrations. Moreover, the garden that surrounds the property offers a natural and relaxing environment, ideal for outdoor activities or simply enjoying a moment of peace. It has a water deposit to collect rainwater for irrigation. It has an automatic irrigation system that requires no maintenance and incurs minimal cost, as the drip irrigation system is highly efficient and primarily uses the water collected in the deposit. There are many fruit trees, including Chinese mandarins, a lemon tree, an orange tree, an avocado tree, etc.

With a southeast orientation, you can delight in sunlight from dawn until it bids farewell on the horizon.

**Amenities and Security** This villa is not only beautiful but also functional. Equipped with solar panels, the electricity consumption is minimal, averaging €30 per month. It has split air conditioning units in various rooms of the house. The property also features a security door, ensuring your peace of mind. With a garage and various parking areas, you'll have all the convenience you need without worries. Additionally, a storage room and a laundry room add a touch of practicality that is valued in everyday life.

**An Ideal Environment** La Nucía is characterized by its tranquil atmosphere and proximity to various amenities. From schools and health centers to a variety of services and recreational activities, this location offers an unparalleled quality of life. Enjoy the vibrant local life and the beautiful views that the natural surroundings provide, making this chalet the perfect place to create unforgettable memories. Don't miss the opportunity to make this villa your new home. Spacious areas, a beautiful environment, and all the necessary amenities combine to offer you the lifestyle you have always desired. Contact us for more information and come see your future home!

## Område

La Nucía, Costa Blanca Nord, Alicante

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