

## 4 soveværelse Byhus til salg i Sax, Alicante

249.000€



**Spacious 4-Bedroom Townhouse with Garage, Terrace & Energy-Efficient Upgrades – Prime Village Location** This generously proportioned and impeccably maintained four-bedroom, four-bathroom townhouse is ideally situated in a peaceful residential area, just a five-minute walk from the village center. With schools, pharmacies, banks, and supermarkets all within easy reach, convenience is truly on your doorstep.

**Ground Floor: Versatile 106 m<sup>2</sup> Garage Space** The entire ground floor is dedicated to a spacious 106 m<sup>2</sup> garage with capacity for up to six vehicles. It features a bathroom, a separate pedestrian entrance, and an automatic garage door. Thanks to its size and flexible layout, this space offers excellent potential for use as a private business, workshop, or rental unit to generate additional income.

**First Floor: Elegant Living with Outdoor Space** Accessible both from the garage and a rear entrance on a parallel street, the first floor welcomes you with bright marble flooring and a skylit hallway. The spacious living and dining room is fitted with air conditioning and a heat pump for year-round comfort. The large kitchen connects to a cozy dining area with a fireplace and air conditioning, creating a perfect setting for family meals or entertaining. From here, step out onto a 30 m<sup>2</sup> patio, ideal for al fresco dining or relaxing outdoors. A staircase leads up to a stunning 50 m<sup>2</sup> rooftop terrace with panoramic views—perfect for sunset evenings or summer gatherings. This floor also includes a full bathroom and a practical laundry room.

**Second Floor: Privacy and Comfort** The 85 m<sup>2</sup> second floor features two attic-style rooms with skylights, a full bathroom, and two additional bedrooms. One is a tranquil space ideal for work or study, while the other is a private suite complete with its own en-suite bathroom. All bedrooms have built-in wardrobes, and the absence of any upper neighbors ensures total privacy and peace.

**Energy Efficiency & Recent Upgrades** The home is equipped with eight photovoltaic panels and two thermal solar panels (480-liter capacity), offering significant energy savings and sustainable living. Both systems are under warranty, and the house holds a C energy efficiency rating. Built nearly 30 years ago, the property has been meticulously cared for and has never required major repairs. Recent upgrades include new Climalit double-glazed windows and balcony doors, plus a fully automatic new garage door, adding to the home's comfort and security.

**Key Features:** \* 4 Bedrooms \* 4 Bathrooms \* 106 m<sup>2</sup>

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|----------------------------------|-------------------------------------|---------------------------------|
| 4 soveværelser                   | 4 badeværelser                      | 276m <sup>2</sup> Byg størrelse |
| 106m <sup>2</sup> Grundstørrelse | Airconditioning                     | Not furnished                   |
| White Goods                      | Solarium                            | Terrace                         |
| Utility Room                     | Basement                            | Garage                          |
| Solar Energy                     | Fireplace                           | Double glazing                  |
| Fast Internet & Phone            | Mains Electric                      | Mains Sewerage                  |
| Mains Water                      | Walking Distance - Restaurant / Bar | walking distance to town        |
| garden                           | Key Ready                           | Storage room                    |



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