

## 4 soveværelse Byhus til salg i Sax, Alicante

249.995€



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 centre. 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 cosy 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 neighbours ensures total privacy and peace. 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. 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.

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**Key Features:**  
 \* 4 Bedrooms, 4 Bathrooms  
 \* 106 m<sup>2</sup> Garage for 6 Vehicles / Business Potential  
 \* 30 m<sup>2</sup> Patio + 50 m<sup>2</sup> Roof Terrace with Views  
 \* Air Conditioning & Heat Pump  
 \* Solar Panels (Photovoltaic & Thermal)  
 \* Recent Window & Door

🛏 4 soveværelser

🚿 4 badeværelser

🏠 276m<sup>2</sup> Byg størrelse

📏 106m<sup>2</sup> Grundstørrelse



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