

## 2 sovrum Duplex till salu i Denia, Alicante

368.000€



Nestled in the popular Pedrera neighbourhood, this charming semi-detached chalet offers a delightful blend of rustic warmth and modern convenience, located just a five-minute walk from the town centre and only a kilometre from the beach. Positioned within a private urbanization that includes a communal pool, the property features its own private garden, perfect for enjoying peaceful moments outdoors. Inside, the home has been tastefully updated, offering two comfortable bedrooms and a spacious, renovated living room that feels both inviting and airy. A large, modernized bathroom provides luxury and comfort with underfloor heating and an electric towel rail, while the fully upgraded kitchen makes cooking a pleasure with its contemporary amenities.

The house seamlessly blends rustic charm with contemporary comforts, highlighted by a cassette fireplace complete with a built-in wood oven and beautiful stone walls that add to its cosy appeal. The exterior spaces of this property further enhance its allure, with terraces that surround the chalet, a rooftop terrace offering additional outdoor leisure space, and an attached garage that adds convenience. Additionally, a small storage room provides extra flexibility, with the potential for conversion into a separate accommodation area.

Set on a 260 m<sup>2</sup> south-facing plot, the chalet ensures ample sunlight throughout the day, while fitted wardrobes and individual heating through air conditioning and a heat pump enhance everyday comfort. An energy performance certificate is currently in process, reinforcing the property's quality and appeal. This well-maintained home presents a unique opportunity for anyone seeking a peaceful, character-filled retreat with all the modern amenities just moments away from local conveniences.

1 Real Estate, part of the Property Cloud Group, is a leading international estate agent in the Costa Blanca, with over 50 years of combined experience in Spanish property sales and over 40 dedicated staff. We are committed to

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|------------------------------|---------------------------|-------------------------------|
| 2 sovrum                     | 1 badrum                  | 80m <sup>2</sup> Bygg storlek |
| Simbassäng                   | Part furnished            | Private parking               |
| Community Fees (Annual): 750 | Local Tax (Annual): 510   | Fully Fitted Kitchen          |
| Open Plan Kitchen            | Communal Solarium         | Garage                        |
| Heating                      | Washing machine           | Garden                        |
| Air conditioning             | Communal pool             | Drive way                     |
| Fitted wardrobes             | Utility room              | Views: Sea views              |
| Views: Mountain views        | Walking distance to beach | Pool shower                   |