



REF: # 13326

ALFAZ DEL PI (SAN RAFAEL)



#### INFO

**PRICE:** 398.000 €

**PROPERTY TYPE:** Villa

**CITY:** Alfaz del Pi (San Rafael)

**BEDROOMS:** 3

**Bathrooms:** 4

**Build ( m2 ):** 306

**Plot ( m2 ):** 521

**Terrace ( m2 ):** -

**Year:** 2006

**Floor:** 1

**Old price** -



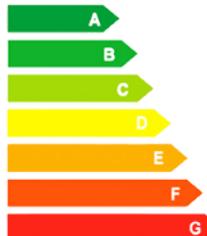
#### DESCRIPTION

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.

#### ENERGETIC CERTIFIED





STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
<ul style="list-style-type: none"> <li>Contemporary</li> <li>Mediterranean</li> </ul>	<ul style="list-style-type: none"> <li>Panoramic views</li> <li>Mountain views</li> </ul>	<ul style="list-style-type: none"> <li>Livingroom</li> <li>Kitchen</li> <li>Bedrooms</li> </ul>	<p>Beach : 5 Km</p> <p>Airport: 40 Km</p> <p>Town center : 2 Km</p>
ORIENTATION	FURNITURE	PARKING	MAIN LIVING AREA
South west	<ul style="list-style-type: none"> <li>Not furnished</li> </ul>	Garage no Cars : 1	<ul style="list-style-type: none"> <li>Games room</li> <li>Bathroom en-suite</li> </ul>
FLOORING	KITCHEN	GARDEN AND TERRACES	HEATING
<ul style="list-style-type: none"> <li>Marble floors</li> <li>Stone floors</li> </ul>	<ul style="list-style-type: none"> <li>Closed kitchen</li> <li>Equipped kitchen</li> </ul>	<ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Exterior lights</li> <li>Palm trees</li> <li>Play Ground</li> <li>Stone walls</li> <li>Private garden</li> </ul>	<ul style="list-style-type: none"> <li>Central electric heating</li> </ul>
EXTRA	ENERGETIC CERTIFIED		
<ul style="list-style-type: none"> <li>Built in wardrobes</li> <li>Reinforced door</li> <li>Satellite TV</li> <li>Storage room</li> <li>Laundry room</li> <li>Internet</li> </ul>	 <p>The image shows a vertical scale for energy certification, consisting of seven horizontal bars. Each bar has a color gradient from green at the top to red at the bottom, with a letter grade (A, B, C, D, E, F, G) at its right end. The bars are arranged vertically from top to bottom in the order: A, B, C, D, E, F, G. To the right of the scale, the words 'IN PROGRESS' are written vertically.</p>		

**"OUR EXPERIENCE IS YOUR GUARANTEE"**