



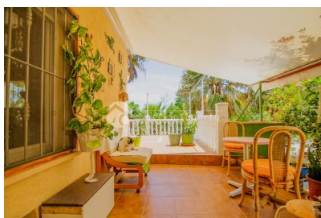
REF: # 13008

LA NUCIA/POLOP (EL TOSAL)



#### INFO

|                       |                           |
|-----------------------|---------------------------|
| <b>PRICE:</b>         | 595.000 €                 |
| <b>PROPERTY TYPE:</b> | Villa                     |
| <b>LOCATION:</b>      | La Nucia/Polop (El Tosal) |
| <b>BEDROOMS:</b>      | 5                         |
| <b>BATHROOMS:</b>     | 5                         |
| <b>BUILD:</b>         | 327 (m2)                  |
| <b>PLOT:</b>          | 8.716 (m2)                |
| <b>TERRACE:</b>       | -                         |
| <b>YEAR:</b>          | 1988                      |
| <b>FLOOR:</b>         | 1                         |
| <b>OLD PRICE</b>      | -                         |



#### DESCRIPTION

This magnificent property is for sale in a privileged natural setting, located in the peaceful surroundings of El Tossal, La Nucia. It is a detached villa with a spacious rustic plot of 8,700 m<sup>2</sup> and a constructed living area of 327 m<sup>2</sup>, perfect for those seeking privacy, space, and a direct connection with nature, without giving up proximity to the coast and all amenities. The property boasts an unbeatable location, just 5–7 minutes by car from the center of Altea, one of the most charming towns on the Costa Blanca, known for its beautiful old town, crystal-clear beaches, and tranquil, artistic atmosphere. This strategic location allows you to enjoy the serenity of the countryside with the convenience of having everything within easy reach. The main residence features large, well-distributed, and bright spaces, providing a high level of comfort and well-being. In addition, it includes two self-contained studios/apartments integrated within the main building, fully equipped and ideal for hosting family or friends, or for use as private spaces such as a home office, creative studio, or relaxation area. The vast plot offers countless possibilities, whether for outdoor enjoyment, gardening, cultivation, or simply as a private natural retreat to disconnect from everyday life. The property ensures complete privacy, open views, and a unique sense of freedom. A versatile home with character and great potential, perfect as a main residence for those who value space and peace, or as a second home for holidays and weekend getaways in one of the most beautiful corners of the Mediterranean. Key Features: Rustic land of 8,700 m<sup>2</sup> Built area of 327 m<sup>2</sup> Two fully equipped independent studios/apartments Peaceful and private natural surroundings Just 5–7 minutes from Altea Excellent access to services, shops, and beaches A unique property combining location, space, and

lifestyle."

| STYLE  | VIEWS  | AIRCONDITIONING   | DISTANCE TO :  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>Rustic</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>Bedrooms</li> </ul>  | Beach : 3 Km<br><hr/> Airport: 40 Km<br><hr/> Town center : 3 Km |
| FURNITURE  | PARKING  | TAX   | FLOORING   |
| <ul style="list-style-type: none"> <li>Furnished</li> </ul>  | Garage no Cars : 2<br><hr/> Parking no Cars: 5   | I.B.I : 373 €<br><hr/>  | <ul style="list-style-type: none"> <li>Stone floors</li> </ul>   |
| KITCHEN  | GARDEN AND TERRACES  | EXTRA   |  |
| <ul style="list-style-type: none"> <li>Open kitchen</li> <li>Closed kitchen</li> <li>Equipped kitchen</li> <li>Granite countertop</li> </ul> | <ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Fruit trees</li> <li>Palm trees</li> <li>Play Ground</li> <li>Landscaped</li> <li>Fenced</li> <li>Stone walls</li> <li>Outdoor kitchen</li> <li>BBQ/grill</li> <li>Private garden</li> </ul> | <ul style="list-style-type: none"> <li>Double glazed windows</li> <li>Satellite TV</li> <li>Storage room</li> <li>Laundry room</li> <li>Internet</li> </ul> |  |

***"Experience our experience - Because you deserve the best"***