REF: # 13359 **LA NUCIA/POLOP**

INFO	
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Discover this magnificent detached villa in a peaceful residential area of La Nucía. The property combines generous living spaces, privacy and the charm of traditional Spanish architecture. Surrounded by carefully arranged outdoor areas, it offers a welcoming atmosphere and plenty of ways to enjoy the Mediterranean lifestyle all year round. One of the property's main highlights is its large garden, divided into different areas so you can make the most of every corner. It features a private swimming pool, spacious terraces and a charming summer kitchen equipped with a barbecue and pizza oven. Set in a rustic environment inspired by traditional Spanish style, it is ideal for family gatherings, meals outdoors or simply relaxing. The outdoor area also includes a vegetable garden, perfect for anyone who enjoys nature and gardening. Thanks to its orientation and layout, the outdoor spaces receive plenty of sunlight for much of the day. The property also has covered parking for two vehicles and a spacious garage inside the house. The villa is arranged over three levels, with generous rooms and a comfortable, practical layout. Main floor On entering the house, you will find a welcoming hallway leading to a renovated separate kitchen with a practical utility area. This floor also features a spacious living-dining room with a fireplace, a warm and comfortable space to enjoy throughout the winter months. The floor is completed by a double bedroom and a full

bathroom, making it particularly convenient for guests or for anyone who would prefer to have a bedroom without needing to use the stairs. First floor The sleeping area is on the upper floor and comprises three bedrooms. The main bedroom stands out for its size and privacy. It has a walk-in dressing area, an en-suite bathroom with a shower and access to a spacious private balcony with pleasant views of the mountains and the Mediterranean Sea. The other two bedrooms are also well-proportioned and share a full bathroom with a bathtub. Basement The lower level contains a spacious enclosed garage with room for two or more vehicles, as well as additional storage space. This floor also has a separate room with aluminium-framed glazed enclosures, offering a range of possible uses to suit the needs of its future owners. A home to enjoy inside and out This property stands out not only for its size and layout, but also for the distinctive character of its outdoor areas. The gardens, terraces, swimming pool, summer kitchen and rustic details create a welcoming Mediterranean atmosphere, where every space invites you to enjoy the tranquillity and outdoor living. Located in a residential area of La Nucía, this villa is an excellent opportunity for anyone looking for a detached home with privacy and generous living spaces, as well as the charm of a traditional Spanish house, without giving up the comforts of a family home. A property with its own character, designed for enjoying the sunshine, nature and the simple pleasures of Mediterranean life.

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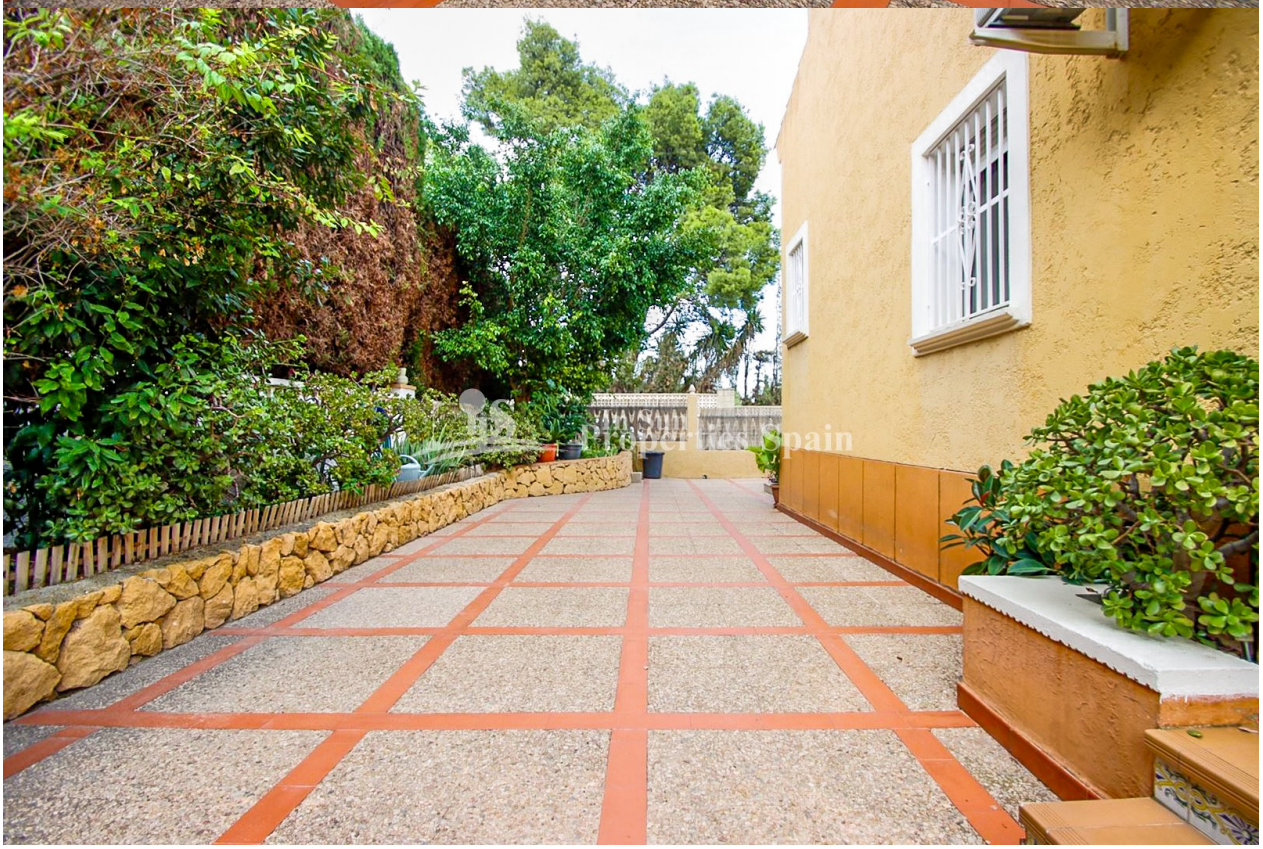
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