

## 2 bedroom Duplex for sale in 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.

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|---|---|---|
|  2 bedrooms                   |  1 bathroom                |  80m <sup>2</sup> Build size |
|  Swimming Pool                |  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                 |



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