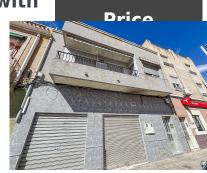


## Wonderful Town House with







	Property type : Townhouse	Swimming pool : No Pool	House area :	287 m²	
	Location : Elda	Garden : No garden	Airport :	30 mins	
	Area : Alicante	Orientation : South	Beach :	30 mins	
	Bedrooms : 4	Views : Town views	City :	walking	
	Bathrooms : 2	Parking : Street Parking	Golf :	15 mins	
	Year built : 1949				
ſ	✓ Fast Internet & Phone	<ul> <li>Mains Electric</li> </ul>	✓ Mains Water	Water	
	<ul> <li>Air Conditioning</li> </ul>	✓ Walking Distance To Town	✓ Walking Dist Bar	Walking Distance - Restaurant / Bar	
	<ul> <li>Fireplace - Log Burner</li> </ul>	✓ Utility Room	✓ Terrace		

Solarium

Mains Sewerage

White Goods

Furnished

EXCLUSIVE INDEPENDENT HOUSE IN THE CENTER OF ELDA – 287 m<sup>2</sup>

Located in one of the best areas in Elda, this 287  $m^2$  independent house stands out for its spaciousness, versatile layout, and excellent location.

Layout and Features:

Ground Floor - Commercial Space or Private Garage

- Ideal space for commercial use or the possibility of converting it into a private garage with capacity for three vehicles.

- Includes an independent bathroom, adding extra functionality.

Ground Floor – Work Area and Utility Room

- Two areas currently set up as workspaces, perfect for an office, study, or workshop.

- Spacious utility room, offering multiple possibilities.

First Floor - Residential Area

- Spacious entrance hall, providing access to all main rooms.

- Large living-dining room, featuring a fireplace and ceiling fan, ensuring a warm and comfortable atmosphere.

- Independent, fully equipped kitchen, with access to an adjacent utility room.
- Guest toilet, for added convenience.

Sleeping area:

- Two double exterior bedrooms, one of them with access to the balcony.

- Master bedroom with en-suite bathroom, offering privacy and ample space.

This floor also features air conditioning via split units, ensuring comfort throughout the year.

Top Floor – Private Terrace and Leisure Space

- Large private terrace, partially covered, ideal for enjoying the outdoors.

- Spacious multi-purpose room, perfect for family gatherings, events, or an entertainment area.

Prime Location

Situated in a quiet area, with excellent natural lighting, and surrounded by all essential services, including:

- Restaurants, cafés, and shops.

- Supermarkets and pharmacies.

- Medical centers and schools.

- Parks and recreational areas.

About Elda

Elda is a dynamic city with a strong commercial and industrial tradition, particularly known for its renowned shoe industry. The urban center blends history and modernity, offering a diverse range of gastronomy, culture, and leisure activities. The city hosts vibrant annual festivities, such as the Fiestas Mayores and Moors and Christians, filling its streets with color and tradition. Additionally, it boasts excellent transport connections, just 30 minutes from Alicante and its beaches.

Don't miss out on this fantastic opportunity - schedule your visit today!