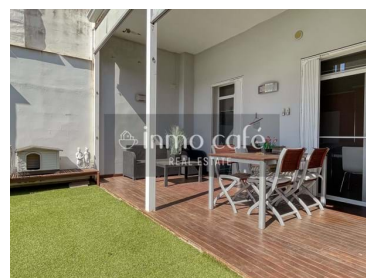




Sellent - Townhouse



 **2** Bedrooms
  **2** Bathrooms
  **310** Area (m²)
  **200** Land Area (m²)
  Garage
190 000 € (EUR €)

UNIQUE HOUSE IN SELLENT (VALENCIA) - MODERN DESIGN ON AN OLD WAREHOUSE - ATTIC, LARGE TERRACE AND BALCONIES

Located in the quiet municipality of Sellent, in the region of Ribera Alta, this exclusive house with a modern design stands out for its unique architecture. Built on the structure of an old warehouse, elements such as the exposed brick pillars and the wooden sloping ceiling have been preserved, which provide a unique character and a welcoming atmosphere. The house, distributed over three floors, offers an excellent combination of comfort and style, ideal for those looking to live surrounded by nature without giving up modern comforts.

The interior of the house is a sample of functional and elegant design. On the ground floor, the open-concept living, dining and kitchen area, of 46 m², is presented as the heart of the house, with a wood stove and large windows that flood the space with natural light. The open plan kitchen is fully



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante
AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)



equipped, with ample storage spaces, and the adjacent utility room offers additional light thanks to its glazed wall. The floor also has a bathroom with shower and a garage with capacity for two vehicles.

On the first floor, the architectural design stands out for its wooden sloping roof and panoramic views from the rear balcony. This floor houses two spacious bedrooms, the main one being 20 m² with a private dressing room. Both bedrooms have access to the rear balcony, where you can enjoy views of the mountains and the picturesque pedestrian bridge. The master bathroom, with a bathtub and double sink, is integrated within the master bedroom, adding a sense of luxury and comfort. In addition, a work corner can easily be converted into a third room depending on the owner's needs.

The house is located just a few minutes from the centre of Sellent, a picturesque village with a population of approximately 400 inhabitants. The location is ideal for those looking for a quiet environment, but with easy access to local amenities. Just 45 minutes from the city of Valencia and less than 60 minutes from Alicante-Elche airport, this property offers the perfect mix of rural life and proximity to big cities. The area has a rich history, especially in its old town of Arab origin, which gives it a unique charm.

CHARACTERISTICS:

- Modern design house built on an old nave, respecting historical elements such as exposed brick pillars.
- 3 floors of useful area, with a total of 310 m² built, including a large terrace of 60 m².
- Living room, dining room and kitchen in an open space of 46 m², with wood burner and direct access to the garage.
- Fully equipped kitchenette, with practical bar and ample storage space.
- 2 spacious bedrooms with views and direct access to the balconies, one of them with a private dressing room.
- 50 m² attic with great potential for recreational activities or as additional space.
- Garage with 40 m² with automatic door and enough space for several vehicles.
- Located in Sellent, a quiet village close to nature, 45 minutes from Valencia and 60 minutes from Alicante-Elche airport.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) ARE NOT INCLUDED IN THE SALE PRICE.

NOTICE - THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER.



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Property Features

- Fireplace
- Walk-in wardrobe
- Washing machine
- Wood burner
- Proximity: Mountain, Open field, Pharmacy, Schools
- Floors: 3
- Storage / utility room
- Views: Mountain views
- Double glazing
- Main drainage
- Balcony (m2): 68
- Garage
- Central location
- Mains water
- Terrace
- Air conditioning
- Equipped kitchen
- Dishwashing machine
- Garden
- Built year: 1930
- Drive way
- Kitchenette
- Laundry
- Electric garage gate
- Solar orientation: West
- Renovation year: 2010
- Energetic certification: E
- Uninterrupted views
- Balcony



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