



**Property type :** Townhouse

**Location :** Almansa

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** No Pool

**Garden :** No garden

**Orientation :** South

**Views :** Town views

**Parking :** Street Parking

**House area :** 360 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 60 mins

**City :** walking

**Golf :** 50 mins

✓ Fast Internet & Phone

✓ Underfloor heating

✓ Double Glazing

✓ Fireplace - Log Burner

✓ Terrace

✓ Mains Sewerage

✓ Mains Electric

✓ Air Conditioning

✓ Walking Distance To Town

✓ Alarm System

✓ White Goods

✓ Mains Water

✓ Pre-installation for Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ Lift

✓ Furnished

This imposing three-story house, located in the heart of the charming municipality of Almansa, represents the perfect combination of luxury, comfort and urban lifestyle. With an elegant design and high-end finishes, this property offers an exceptional space for those who value quality and comfort.

With a built-in private elevator, this house guarantees easy and convenient access to all its floors, providing additional comfort, especially for those with reduced mobility or families with small children.

Each of the three floors offers a generous 120 square meters of living space, totaling 360 square meters. With 5 bedrooms and 3 bathrooms spread across these spacious floors, this home offers more than enough space to accommodate the entire family in comfort and privacy.

Marble floors and stairs add a touch of elegance and sophistication to every corner of the home, while the whirlpool bathtub in one of the bathrooms offers an unparalleled relaxation experience after a long day.

The air conditioning installed on the third floor and pre-installed on the first two floors guarantees a cool and comfortable environment throughout the year, adapting to changing climatic needs.

Completely redecorated and painted less than 5 years ago, this house radiates an aura of freshness and modernity in each space. Plus, it comes fully furnished, allowing new owners to move in worry-free and start enjoying their new home right away.

Radiant heating throughout the home provides exceptional thermal comfort, guaranteeing a warm and cozy atmosphere in the coldest months of the year.

Two terraces offer outdoor spaces to enjoy the Mediterranean climate and the sun, while one of them has a drinking water fountain, adding a touch of serenity and freshness to the environment.

A fireplace on the top floor completes the cozy and romantic atmosphere of this spectacular property, creating the perfect setting for unforgettable moments with family or friends.

With access to basic services such as water and electricity, this three-story house in the center of Almansa is a unique opportunity for those looking for an urban life full of luxury, comfort and style. Don't miss the opportunity to make this house your new home!

Almansa is a Spanish town and municipality in the province of Albacete, part of the autonomous community of Castile-La Mancha. The municipality borders with Alicante, Valencia and Murcia. Almansa is famous for its Moros y cristianos festival celebrated from 1 to 6 May.

Almansa is built at the foot of a white limestone crag, which is surmounted by a Moorish castle, and rises abruptly in the midst of a fertile and irrigated plain.

Winegrowing in Almansa probably dates from the 16th century, and wine has been produced in the region ever since. In the past, the wines of this region were in great demand in other European markets for their high alcohol levels and deep colour, and they were often mixed with wines from more northerly climes, where fermentation could be more difficult, in order to add those qualities of colour and strength. These wines were traditionally shipped in bulk.

Today, the winemakers of the region use modern technology to make quality bottled wine, which is winning over the palates of wine-drinkers in over 25 countries.

The leading grape varieties for red wine in the Denominación de Origen Almansa are Garnacha Tintorera (which, with its unusual red flesh, produces wines of intense colour and full flavour) and Monastrell (which produce wines that are powerful and full-bodied, with a hint of sweetness).