



H2S3802

Town house in L'Alqueria de Comtesa

185,000€

ORIGINALLY THE LOCAL POTTERY HOUSE.
LOADS OF CHARACTER

SPACIOUS LOUNGE DINING ROOM WITH HIGH
BARRELLED CEILINGS

MODERN KITCHEN, VERY USER FRIENDLY

WOOD BURNING STOVE IN THE SITTING ROOM

IBI 345€ AND BASURA 150€ PER YEAR

PRIVATE GARDEN AND SWIMMING POOL

3 DOUBLE BEDROOMS ALL WITH ENSUITE

BUILT IN 1915. BUILD 217M² PLOT 152M²

ORIGINAL VALENCIAN DOORS, WINDOWS AND
CEILINGS

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MONEY LAUNDERING REGULATIONS 2010

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 2013

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

An amazing house with character, history, exposed timber beams, barrelled ceilings, garden with swimming pool, 3 double bedrooms all ensuite, guest suite, high ceilings, opportunity for further rooms such as an office or studio. Situated in a very friendly town with bars, restaurants and supermarkets.

The approach to the house is via beautiful double opening Valencian doors leading into the most magnificent lounge dining room.

Lounge dining room with high barrelled ceilings and exposed timber beams. Wood burning stove, beautiful staircase with ironwork leading to the first floor, double opening Valencian windows to the front elevation. Subtle wall lighting and ceiling lighting.

Snug room with double opening doors leading to a small breakfast patio, an original built in display cupboard which is part glazed for displaying glassware.

Kitchen with barrelled ceilings, a very user-friendly kitchen with pull out drawers for ease of accessing pots and pans etc. Double sink and drainer with a mixer tap over and window over, fitted oven, hob and extractor, dishwasher, lighting, door to utility room and double opening doors to the rear terrace.

Utility room with space for washing machine, door to the breakfast patio and access to the guest cloakroom.

Guest cloakroom with a W.C, wash basin, window and lighting.

1st floor (main house) is access via the beautiful staircase with iron balustrade and pretty Valencian tiles. The landing is a feature on its own with the two sets of double opening doors leading into the two bedrooms, natural light with obscure glazed blocks and high ceilings with exposed timber beams.

Bedroom 1 is a generous double bedroom with high vaulted ceilings and exposed timber beams, double opening Valencian doors with a Juliette balcony, 2 sets of double built in wardrobes, wall lighting and an ensuite.

Ensuite bathroom with a jacuzzi bath, W.C, wash basin with wall mirror and lighting over, wall heater, window and hot water cylinder.

Bedroom 2 is a spacious twin bedroom with double opening doors leading to a terrace, high vaulted ceilings and wall lighting. Ensuite shower room with a walk-in shower cubicle, wash basin with wall mirror and lighting over and a W.C

Terrace off bedroom 2 leads to a store room which would make a perfect music room/art studio or office. This room has 2 windows with views over the countryside and rear dining patio.

Guest suite is accessed via the rear patio with two sets of double opening doors, the first is the main entrance, this room has twin beds and a further set of doors leading to the poolside. Ensuite bathroom with a full-length bath, double vanity unit with a wall mirror and lighting and a window. Stairs leading to the 1st floor.

1st Floor of guest suite has a room which would be perfect as a sitting room for your guests or older children. It has windows with views over the countryside and then further stairs leading to the roof terrace.

Roof terrace has views over the countryside.

Garden is L-shaped with a swimming pool section which can be secured if you have small children, a beautiful patio dining area with easy access to the kitchen and outside lighting. A lovely lemon tree and a range of other plants indigenous to the local area.