



H2S3835

Town house in Rafol de Salem

65,000€

TWO ROOF TERRACES AND PRIVATE GARDEN

6 BEDROOMS, 1 BATHROOM.

NEEDS THE GROUND FLOOR TO BE DAMP PROOFED

BUILDER AVAILABLE TO QUOTE IF REQUIRED

2 RECEPTION ROOMS, KITCHEN NEEDS UPDATING

BATHROOM NEEDS REPLACING

IBI 300€ PER YEAR. 180M<sup>2</sup> BUILD BUILT IN 1940

VIDEO AVAILABLE ON YOU TUBE

If you have a tight budget and want a large house with a garden and roof terrace with amazing views towards the mountains. Then look no further. This house is 180m<sup>2</sup> with 6 bedrooms, 1 bathroom, 2 reception rooms. Needs the ground floor damp proofing. Maybe put a bathroom in upstairs and remove a bedroom for this.

The approach to the property has the main door leading into a hall.

Reception hall with space for chairs, hanging coats and storing shoes.

Sitting room with an open fireplace, ceiling lighting, door to bedroom 6.

Bedroom 6 is a twin bedroom, with a window to the front and lighting. If you do not need this bedroom then I would consider removing and opening up the sitting room.

Inner hallway with stair to the 1st floor, 2 steps up to bedroom 5 with an internal window.

Dining room with patio doors to the rear garden, door to the kitchen.

Kitchen with a range of base and wall units, built in dresser for displaying glasses, free standing cooker, door to the shower room.

Shower room with a door to the garden, walk in shower, W.C, wash basin and lighting.

Garden is a nice size and perfect for a hot tub or growing vegetables or making it really beautiful and somewhere you would love to sit and enjoy your home.

Utility room next to the shower room and accessed from the garden is in need of fixing, maybe knock down and rebuild. Not a big job as it is on the ground and no building above.

1st floor landing with access to the roof terrace and 4 further bedrooms.

Bedroom 1 is a double bedroom at the front of the house with a window.

Bedroom 2 is a twin bedroom with a window to the front elevation.

Bedroom 3 is another good size bedroom with a window to another bedroom.

Bedroom 4 is a single bedroom with a window to the rear.

There is no bathroom on this floor, so maybe consider putting one in and removing one of the bedrooms.

Roof terraces. Terrace 1 is a good size with lovely views to the mountains. Space for table and chairs and sunbathing.

Terrace 2 is another generous size terrace perfect for sunbathing and enjoying the views over the mountains.

The house is cheap even though it is in need of work. The owner does not want to negotiate on the price as they know it is a big house and the location is very good.