



H2S3843

Town house in Adsubia

350,000€

AMAZING CHARACTER WITH 4 BEDROOMS, 2 BATHROOMS, 2 SITTING ROOMS

ARTIST STUDIO. GARAGE. GARDEN. PARKING

WOOD BURNERS IN BOTH SITTING ROOMS

DOUBLE GLAZING, AIR CONDITIONING

EXPOSED TIMBER BEAMS AND BARRELLED CEILINGS

FURNITURE INCLUDED. BUILT IN 1935. BUILD 240M<sup>2</sup>

IBI 206€ & BASURA 93€ PER YEAR. VERY CHEAP

VIEWING HIGHLY RECOMMENDED

A home to be proud of. This 4 bedroom house has a beautiful garden, garage, 2 sitting rooms, an abundance of character and is a very loved home. Owned by the current owners for 14 years, this is a house to be envious of. Furnished.

The main entrance has a few steps leading to the main doors. Double opening original doors entering into a welcoming reception hall. Polished tiled flooring through the ground floor of the house.

Reception hall with immediate charm and character, exposed timber beams, barrelled ceilings, lighting, picture window to the kitchen and double opening part glazed doors to the lounge dining room.

Lounge dining room with exposed timber beams, barrelled ceilings, various ceiling lighting, door and windows to the rear terrace, wood burning stove, door to the kitchen, inner hall to bedroom 2 and bathroom 2. Various nooks with

Terrace off sitting room perfect for shaded relaxing, dining or afternoon tea. Admiring the view over the garden with the mountains in the background.

Kitchen with a range of base and wall units, free standing cooker, single sink and drainer with mixer tap over, space and plumbing for dishwasher, two windows to the front elevation, fridge, counter lighting, ceiling lighting, door and stairs to the lower floor.

Lower floor with wall lighting, wine cellar, utility room hall with exposed timber beams, access to sitting room 2. Access to the garden.

Utility room with washing machine, dryer, window and upright fridge freezer.

Sitting room with two windows overlooking the garden, corner cupboards, wood burner, lighting, exposed brickwork.

Bedroom 2 is on the main floor it is a twin bedroom with two windows overlooking the garden, exposed brick with a feature picture frame, air conditioning unit, barrelled ceilings and exposed timber beams.

Family bathroom 2 with a full length bath, vanity unit, W.C, bidet, barrelled ceilings and exposed timber beams, wall cabinet and lighting.

Stairs to the first floor, store cupboard and lighting. Landing with very high ceilings, beams, lighting and doors off to.

Bedroom 1 is a beautiful suite with a sleeping area, two sets of double built in wardrobes and a dressing area. Watch the video for an idea to have an ensuite. Barrelled ceilings, exposed timber beams, window over towards the mountains. Air conditioning unit, skylight window.

Bedroom 3 is a double bedroom with high barrelled ceilings and exposed timber beams, two sets of double opening doors leading to the front of the property both with small balconies. Built in wardrobe, ceiling fan.

Family bathroom 1 with a full-length bath, vanity unit with wall mirror over, W.C, bidet, window and lighting.

Bedroom 4 is a generous single bedroom with a window, barrelled ceilings, exposed timber beams. This would make an ensuite for the master bedroom if required.

Roof terrace is a very sunny sunbathing area, with views towards the mountains.

Artist studio is independent with a shaded seating area and stairs leading to the 1st floor, two windows overlooking the garden, water and wash basin. Lighting. A very relaxing feel.

Garage with light and power, up and over door, side pedestrian door. Off road parking through another garage door. Access to the garden.

Garden with an original well, immediately you get the feeling of an oasis, seating and dining space, access to the artist studio, shade and sunny areas, lighting, lemon tree, Yuka trees, shaded seating under the artist studio, water irrigation.

Walking distance to local Municipal swimming pool, bars, restaurants, 20 minutes to the beaches, 5 minutes to Pego.