



H2S3845

Town house in Rafol de Salem

130,000€

7 BEDROOMS, GARDEN, OUTBUILDINGS

ROOF TERRACE WITH GARDEN VIEWS

SITTING ROOM WITH OPEN FIREPLACE

CHARCTER, BARRELLED CEILINGS AND EXPOSED TIMBER BEAMS

BIG HOUSE WITH POTENTIAL TO BE A BOUTIQUE GUEST HOUSE

2 OUTBUILDINGS. BUILT IN 1940. BUILD 310M<sup>2</sup>

PRETTY VILLAGE LOCATION. PLOT 370M<sup>2</sup>

IBI 336€ BASURA 76€ PER YEAR

This double fronted townhouse is very spacious 350M<sup>2</sup> with 7 bedrooms, 2 outbuildings, garden, patio, roof terrace off 2 bedrooms. In need of updating but, generally a good house for the money. Has character, exposed timber beams and barrelled ceilings. Would make a good guest house or B & B.

In walking distance of the town's amenities and municipal swimming pool.

The approach is via a typical Spanish street with vehicular access, main door leading into the reception hall.

Reception hall with lighting, double opening Valencian doors, open arch to the sitting room and two doors off to 2 bedrooms.

Bedroom 1 is a double bedroom with a window to the front and lighting.

Bedroom 2 is a double bedroom with a window to the front and lighting.

Sitting room with exposed timber beams and barrelled ceilings, open fireplace (currently boarded) understairs store cupboard and access to the dining room.

Dining room with exposed timber beams barrelled ceilings, double opening doors to the garden, door to the kitchen and door to bedroom 3.

Bedroom 3 is a double bedroom with a door to the shower room, window and lighting.

Kitchen in need of replacing, with a concrete work surface, free standing cooker, door to patio and window.

1st floor landing is another relaxing area with chairs and doors to the roof terrace and a window to the front.

Bedroom 4 is a twin bedroom with patio doors to the terrace.

Bedroom 5 is a double bedroom with a patio door tot eh roof terrace and lighting.

Bedroom 6 a double bedroom with a window to the front.

Bedroom 7 a double bedroom with a window to the front.

Outside to the rear of the property is a spacious patio and a garden.

This is also access to the family shower room and separate W.C and wash basin. (two separate rooms)

Family shower room can be accessed either through Bedroom 3 or from outside. This has a shower, W.C, bidet, wash basin and a window.

The garden is over grown but a very good size for growing plants and making into a pretty relaxing and enjoyable area.

There are two detached buildings, both on the catastral. The first is used for entertaining and dining with an open store above.

The second building is at the end of the garden both open store rooms.

VIDEO AVAILABLE ON OUR WEBSITE OR YOUTUBE.

GANDIA 25 MINUTES.