



H2S3851

Town house in La Llosa de Camacho

245,000€

5 BEDROOMS, 2 BATHROOMS

DISABLED ACCESS TO GROUND FLOOR
BEDROOM AND SHOWER ROOM

GARDEN, PATIO AND PARKING

STORE ROOMS AND WORKSHOPS

POPULAR SMALL TOWN WITH RESTAURANTS
IN WALKING DISTANCE

BUILD 232M². PLOT 180M². IBI 181€ PER YEAR

CYCLE ROUTE TO JALON AND DENIA. BUS
ROUTE

LOCAL SWIMMING POOL

Hello2Spain.com

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.

Llosa de Camacho comes under Alcalali for registration purposes. This semi-detached, double fronted house has an abundance of character, Valencian doors, stained glass windows, high barrelled ceilings with exposed timber beams, a garden, courtyard and 5 bedrooms, 2 bathrooms, utility room. VIEWING RECOMMENDED

The main entrance has stunning double opening Valencian doors opening into a really impressive lounge dining room. With high barrelled ceilings and exposed timber beams, a large window to the front elevation, wood burning stove, double opening doors with stained glass leading to the kitchen breakfast room, door to bedroom 5 and family shower room.

Bedroom 5 is a double bedroom, currently used as an office room, with a large window to the front elevation, high barrelled ceilings and exposed timber beams. Built in wardrobes with cupboards over and lighting.

Family shower room with a walk in shower, vanity unit with drawers beneath and wall mirror over, window, W.C, lighting and a wall heater.

Kitchen breakfast room with space for a table, a range of base and wall units, fitted oven, hob with a hotplate, dishwasher, window, lighting, space for upright fridge freezer and doors to the utility room.

Bedroom 4 was previously used as a room for a disabled relative, it has an internal window and lighting. Plenty of space for a double bed.

Utility room with space and plumbing for washing machine and plenty of useful storage. Door leading to the rear courtyard and garden.

1st floor is accessed through the sitting room, stairs leading to a very spacious landing which would make a lovely library area or office space. Window to the front with views over the mountain.

Bedroom 1 is a beautiful main bedroom with two windows to the front elevation, lighting and a walk in wardrobe.

Bedroom 2 is to the rear with a window and lighting.

Bedroom 3 is to the rear with a window and lighting.

Family bathroom with a very spacious bath, W.C, vanity unit with drawers beneath and wall mirror over and a window.

Store room would make a lovely additional walk in wardrobe or a dressing room.

Outside there are several store rooms, a private patio for seating and entertaining, a dining area and a sunbathing area. Access to the side of the house including a vehicle access.

The town is quaint with two restaurants and the one bar has live entertainment on a Friday night, serving tapas and traditional Spanish food. A fairly new Argentinian restaurant, chemist, vets and a beautiful municipal swimming pool.

Pedreguer town is a few minutes' drive away with the major supermarkets and more bars and restaurants and the other way is a scenic drive to Jalon Valley.

Beaches are a 20 minute drive including Denia with the port with ferries to Ibiza, a marina with mooring, La Sella Golf course is also a 20 minute drive. There are plenty of things to do and see in the local area.