



H2S3879

Town house in Salem

85,000€

CHARACTER AND PLENTY OF CHARM

2 DOUBLE BEDROOMS, 2 BATHROOMS

2 RECEPTION ROOMS, UTILITY ROOM

COULD BE 3 BEDROOMS IF THE UTILITY IS CHANGED

BUILT IN 1900. BUILD 150M²

IBI 100€ AND BASURA 50€ PER YEAR

TRADITIONAL SPANISH TOWN

PERFECT GETAWAY HOUSE

If you like this house on a rainy day, you will love it in the sunshine. With 2 double bedrooms and 1 bathroom upstairs, 2 reception rooms and option for a 3rd bedrooms downstairs. Already a bathroom downstairs and a utility room. Courtyard and situated in the pretty Real Spanish town of Salem near Castello de Rugat.

The house is on a corner position with the main door leading into a spacious reception hall, I have seen dining halls smaller than this hall. Welcoming with exposed timber beams and barrelled ceilings giving the feeling of a country cottage and a window to the front and lighting. Doorway to the lounge dining room.

Lounge dining room with a window to the side elevation and front elevation, the exposed timber beams and barrelled ceiling carry through to this warm and relaxing sitting room. Pellet burning stove was a welcome sight on this very cloudy, rainy day in March. Stairs leading to the first floor and door to the kitchen. Door to the courtyard.

Kitchen is basic with a fitted hob, original marble sink with a window over, walk in pantry which also has a window and shelving. A few steps leading to the utility room.

Utility room would make a 3rd bedroom as it has a walk-in cupboard and a bathroom off. Separate door to the courtyard. Just an idea but it could also be an office, art studio or for other different uses.

Bathroom with a full length bath, wash basin, W.C and a bidet. This bathroom has fabulous wall tiles which add to the character of the house. Clean and fresh.

Courtyard has space for table and chairs for relaxing and alfresco dining.

1st floor landing is very spacious and has a useful dining space with a patio door leading to a small balcony and views towards the mountains. The owner did get permission to put a staircase in to make a roof terrace. This was over 10 years ago. It would be needed to seek permission again from the town hall if you want a roof terrace. A window to the side and lighting.

Bedroom 1 is a lovely double bedroom with an original window with double opening shutters to the front.

Bedroom 2 is also a double bedroom with an original window with double opening shutters to the front elevation.

Family bathroom has a half bath, W.C, wash basin and plenty of space for drying and dressing.

The town of Salem is very friendly and has various bars, restaurants, municipal swimming pool, medical centre, mini supermarket, bakers, auditorium and a plenty of walking and cycling routes.

Just a 30 minute drive to Gandia and the stunning beaches or if you go inland some fishing lakes and pretty countryside.

Local horse riding centre at one of the small B & B guest and farm.

Please do not miss out on this opportunity to buy a house ready to move in to at a very cheap price in a pretty Spanish town.