



H2S3899

Town house in Castello de Rugat

180,000€

TOWN CENTRE LOCATION

4 DOUBLE BEDROOMS, 3 BATHROOMS

COURTYARD AND TERRACES OFF LOUNGE AND MAIN BEDROOM

SECURE GARAGE UNDERGROUND

LOUNGE DINING ROOM WITH TWO SETS OF PATIO DOORS

SPACIOUS HOUSE 231M<sup>2</sup>. IBI 400€ PER YEAR

BUILT IN 2001. BASURA 130€ PER YEAR

FRIENDLY TRADITIONAL SPANISH TOWN

Situated in the heart of Castello de Rugat a picturesque, small, Spanish town with plenty of traditional fiestas and ways of life. This is a spacious 4-bedroom townhouse built in 2001 with a private courtyard, 3 bathrooms, terrace off main bedroom, secure garage and total 231m<sup>2</sup> build.

The entrance has a canopied porch and intercom for access and communication to guests. Stairs leading to the 1st floor main accommodation.

Reception hall with double opening doors to the lounge dining room, door to the kitchen, guest cloakroom, bedroom 4 and stairs to the first floor.

Lounge dining room with two sets of sliding patio door to a terrace at the front of the property, wood burner in need of replacing, lighting and air conditioning unit.

Guest cloakroom with a W.C and wash basin.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, space for dishwasher, space for upright fridge freezer, microwave and door to the utility room and outside patio/courtyard.

Utility room with sliding patio doors to the open courtyard, the utility room is also spacious enough for entertaining.

Courtyard is private with plenty of space for outside dining and entertaining.

Bedroom 4 is a double bedroom on the same floor as the lounge dining room. With a window, air conditioning unit and lighting.

1st floor landing with doors off to:

Bedroom 1 is a generous size main bedroom with built in wardrobes, sliding patio doors to the balcony, air conditioning unit and an ensuite bathroom.

Ensuite bathroom with a full length bath and shower over, W.C, bidet, vanity unit with cupboard beneath and wall mirror over, window, airing cupboard and lighting.

Bedroom 2 is a generous size double bedroom, with built in wardrobes, window and lighting.

Bedroom 3 is another double bedroom with built in wardrobes, lighting and a window.

Family shower room with a walk in shower, W.C, bidet, vanity unit with cupboard beneath and wall mirror over, airing cupboard and lighting.

Garage is secure within a communal garage, individual lockable garage with an up and over door.