



H2S3900

Town house in L'Alqueria de Comtesa

180,000€

4 BEDROOMS, 3 BATHROOMS

CHARACTER AND MANY ORIGINAL FEATURES

BARRELLED CEILINGS, EXPOSED TIMBER BEAMS, VALENCIAN DOORS

PRETTY TILED FLOORING ON THE 1ST FLOOR

MODERN KITCHEN AND BATHROOMS

PRIVATE COURTYARD AND TERRACE

ART STUDIO AND A WONDERFUL TOP FLOOR

BUILT IN 1918. BUILD 207M<sup>2</sup>. IBI 250€ PER YEAR

WOW, what a special house? Original character, exposed timber beams, barrelled ceilings, Valencian doors and very pretty tiled flooring. This house is not to be missed in a town where you can walk to supermarket, bars, restaurants and many other everyday useful shops, parks and some amazing walking routes.

With 4 bedrooms, 2 shower rooms, 3 toilets (1 on each floor), lounge, dining room, modern kitchen, courtyard, terrace, art studio and ready to move in condition.

The entrance has double opening Valencian doors which are 3 way opening into a welcoming reception room.

Open plan lounge, kitchen dining room with exposed timber beams to the ceilings, window to the front, lighting, stairs to the 1st floor, dining area, breakfast bar and double opening doors to the rear courtyard.

Kitchen with a range of base and wall units, oven, hob, microwave, extractor, dishwasher and display units. Pellet burning stove.

Courtyard is situated in a perfect place off the kitchen and is ideal for entertaining.

Guest cloakroom, with W.C and wash basin, shower room with walk in shower and an ornate sink on an original sewing machine stand. Great use of imagination.

Bedroom 4 is on the ground floor with built in wardrobes, door to courtyard.

1st floor landing with original tiled flooring in very good condition, exposed timber beams and barrelled ceilings, double opening Valencian doors off to bedroom 1 & 2, door to the 2nd floor. W.C.

Bedroom 1 has double opening doors to the balcony at the front of the house, pretty tiled flooring, built I wardrobe, exposed timber beams and lighting.

Bedroom 2 has original Valencian doors, exposed timber beams, door and window to a terrace.

Terrace has space for a small table and chairs. This also give access to the art studio.

Art studio is in good condition and in need of finishing, maybe painting and some paster boarding.

2nd floor is a wow room Bedroom 3 or additional sitting room with two windows to the front elevation, high painted ceiling, shower room with a shower, W.C wash basin and a window.

Store room, which would make a perfect walk-in wardrobe.

My opinion of the house is that it has been loved and restored to a beautiful and welcoming standard. With a few more jobs to do, but in a ready to move in condition.

The neighbours are lovely and the town is very friendly. Close to Gandia and not too far from the beaches.