



H2S3943

Town house in Alpatro (Vall de Gallinera)

450,000€

8 BEDROOMS, 3 BATHROOMS

PREVIOUSLY 2 HOUSES NOW ON 1 ESCRITORA

2 SPACIOUS AND TALL GARAGES HIGH ENOUGH FOR A MOTORHOME

VERY PRETTY SPANISH VILLAGE

WALKING DISTANCE TO A FEW BARS

GARDEN WITH SPACE FOR A SMALL POOL, SUBJECT TO PERMISSION

500M<sup>2</sup> BUILT IN 1930 AND PARCEL OF 300M<sup>2</sup>

IBI 450€ AND BASURA 90€ PER YEAR

This house was previously two separate houses. With 494m<sup>2</sup> (5317<sup>2</sup> FT) this would make a perfect Bed & Breakfast. 2 garages with height for a motorhome, parking for several vehicles, workshop and access to a small courtyard. 8 bedrooms, roof terrace & 2 other terraces, views over the lush mountains and in a very popular location for walking, cycling and sightseeing. Vall de Gallinera.

There are 2 entrances with stairs leading to the main living accommodation (all on one floor) or via 2 separate garages. 1 garage has a lift for disabled access to the main living accommodation.

Ground floor at the rear of the garage is a guest suite, a double bedroom (8) with a dressing area and an ensuite shower room. Modern both rooms have windows and lighting. Vegetable garden. Maybe a small swimming pool would be allowed?

Main floor which is accessed via 2 separate staircases or the lift.

Sitting room is very spacious with an open fireplace, window with mountain views to the rear, very high ceilings giving an extra feel of space. Striking tiled flooring reminding you it is a 1930's house. Access to the original kitchen.

Original kitchen is a useful store with a window, lighting, access to terrace 1 and shower room.

Shower room with a walk-in shower tray, W.C and vanity unit.

Terrace 1 is a spacious terrace with space for dining and relaxing with pretty views over the mountains and towards the local church.

Inner hall with access to Bedrooms 1 (front), 2 (front) and 3 with a small internal window. Access to the staircase to either go up to the roof terrace or down to the street.

Roof terrace with a row of solar panels. (house has mains electricity too) Views over the mountains.

Inner hallway 2 the other side of the house access to bedrooms, 4, 5, 6 and 7. Bedroom 7 is currently used as a 2nd sitting room to the front of the property. Shower room, bathroom, utility room and access to the terrace number 2.

Kitchen with a range of base and wall units, window to the front, dishwasher, oven, hob and extractor.

This house has a number of possibilities; it is currently used as a family holiday home and a meeting place for the family and friends. Many of the friends have mobility issues and use the lift to access the main accommodation.

The property has 1 deed now and owned for over 50 years by the family.