









## H2S3248

## Town house in Orba

## 148,000€

IMMACULATE TOWNHOUSE. 3 BEDROOMS, 2 BATHROOMS.

MODERN, LIGHT AND SPACIOUS

BUILT IN 2004, 213M2 BUILD.

IN WALKING DISTANCE TO SHOP, BARS AND RESTAURANTS

LOVELY TOWN LOCATION. MUNICIPAL POOL

LARGE GARAGE WITH ELECTRIC GATES

FEATURE LOG BURNER IN THE LOUNGE. AIR CONDITIONING UNIT.

TERRACES. MOUNTAIN VIEWS

**DOUBLE GLAZING & SHUTTERS** 

IBI ANNUAL 495€ RUBBISH 102€

## Hello2Spain.com

MONEY LAUNDERING REGULATIONS 2003

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 1991

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.



Substantial townhouse in immaculate conditions. This property benefits from light and spacious accommodation, terraces, private garage and winter sun. No work required. 213 sqm build. Situated in Orba, a traditional town with plenty of amenities in walking distance. 15 minutes' drive to SUPERB BEACHES.

Beautiful modern house, built in 2004, 3 bedroom 2 bathroom, ready to move into.

Gated rear Street to the back of the property, only accessed by the other houses on that row.

Approach to the property is via a typical Spanish street, at the front of the property we have a porch with lighting. The main door opens into a reception hall

Reception hall has lighting and arch way leading into open plan lounge dining room.

Open plan lounge dining room is a lovely light and spacious area with spotlights, coving, nice tiles, and a central wood burner, dining area with window to front elevation, from the lounge a beautiful staircase up to the 1st floor, a hallway leading to a shower room, door leading to the kitchen diner.

Shower room has a walk in shower, WC and a hand basin.

Kitchen diner very light, airy and spacious room with base and wall units, gas hob, electric oven, extractor with double sink and a mixer tap over, dish washer, space for a table and chairs. A door leading to a staircase to the garage and patio doors out to the terrace

Terrace has outside lighting with beautiful views out over the mountains with plenty of space for entertaining, table and chairs.

Garage has a staircase leading to the kitchen, it's a large space with room for at least 3 cars, lighting, plumbed in water, with space and plumbing for the washing machine, electric garage door. Outside there is a drive way to the entrance of the garage.

1st floor

Landing with hot and cold air conditioning, built in storage cupboard, doors to 3 bedrooms and a bathroom

Bedroom 1 is a good size double bedroom with a ceiling light, 2 sets of double built in wardrobes with cupboards over, doors to a Juliet balcony with views over to the mountains.

Family shower room with a modern walk in shower, WC, his and hers wash basins and vanity unit with mirror over.

Bedroom 2 is a double room with sliding patio doors out to a terrace, ceiling light, double built in wardrobe with cupboards over.

Bedroom 3 is a double bedroom currently used as an office, double wardrobes with cupboards over, ceiling light and sliding patio doors to the terrace.

Terrace is shared by bedrooms 2 and 3, it's got plenty of room for sunbeds, table and chairs with views of the town