



02869

Villa in Jalon

249,000€

PLOT SIZE 1900m². FLAT PLOT. BUILD 95m²

OFF ROAD PARKING. FENCED GARDENS

1 BEDROOM SEPARATE ANNEX.

2 DOUBLE BEDROOMS IN MAIN HOUSE.

POOL 5 X 4 METERS.

MAINS ELECTRIC

WATER AND SEWERAGE

DOUBLE GLAZING

CENTRAL HEATING

AIR CONDITIONING

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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.

This detached country property is situated within walking distance of Jalon town, shops bars and restaurants. 2 bedrooms, shower room, lounge kitchen dining room. A 1 bedroom separate annex with bedroom, lounge/bedroom 4, kitchenette and shower room. Central heating, double glazing, mosquito nets, shutters. Outside is a 5 x 4-meter pool, low maintenance gardens on a flat plot with plenty of parking and entertaining space.

The approach to the property is via a gated driveway, parking for several vehicles, low maintenance gardens all on a flat plot.

The main villa has the following:

Naya to the front which is open and has covered seating and dining space overlooking the gardens and plunge pool.

Open plan lounge, kitchen dining room.

Kitchen has a range of base and wall units, oven, hob, extractor, single sink and drainer, space for fridge freezer, window to the side and lighting.

Lounge dining room with glazed front door leading to the nays, 2 radiators, inset cassette, fan assisted wood burning stove, window to the front and side, hot and cold air conditioning and lighting.

Bedroom 1 has 2 double built in wardrobes with cupboards over, 2 windows one to the rear and the other to the side, and a door leading to the rear garden. A dressing area, radiator and lighting.

Bedroom 2 is another good size double bedroom with built in double wardrobes with cupboards over, window to the rear, radiator and lighting.

Family shower room with a walk-in shower cubicle, w.c, urinal, was basin with wall cabinet and mirror over, obscured glazed window, lighting and a radiator.

Outside the separate annex comprises:

Kitchenette with base and wall units, lighting, door and window to the front.

Lounge with 2 windows one overlooking the garden and the other to the side. Ceiling light and fan.

Bedroom 3 with a window overlooking the gardens and lighting.

Wet room with shower, w.c and wash basin. Heater, light and window.

Separate utility room with space and plumbing for washing machine, dryer and useful storage.

Boiler house for the central heating and hot water cylinder.

Various garden sheds, swimming pool 5 x 4 meters, views over the mountains, plenty of gardens for seating and entertaining. Very sunny position including winter sun.