



H2S3260

Town house in L'alqueria De La Comtessa

165,000€

PLENTY OF ORIGINAL CHARACTER

BUILD SIZE 217 M²

SPACIOUS PRIVATE GARDEN WITH POOL

ANNUAL CHARGES, IBI 300€ & BASURA 75€

3 BEDROOMS, 4 BATHROOMS

WORKSHOP AND STUDIO

GUEST SUITE WITH ENSUITE BATHROOM

TOWN CENTRE LOCATION, PLENTY OF ON STREET PARKING

FABULOUS LOUNGE WITH EXPOSED TIMBER BEAMS, SEPARATE DINING ROOM, MODERN KITCHEN

WALKING DISTANCE TO BARS, RESTAURANTS & SHOP. MAJOR SUPERMARKET 10 MINUTE WALK

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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.

Character town house over 100 years old, used to be the pottery. Now with 3 bedrooms, 4 bathrooms, garden, swimming pool, plenty of outside entertaining space, workshop and studio.

The approach to the property is via a typical Spanish street. The property has beautiful wooden valencian double opening doors leading to a very spacious reception room.

The reception room is currently used as a lounge dining room and study room, it has exposed timber beams, exposed feature brick work and Beautiful tiled flooring. A wood burning stove, full length window to the front elevation with double opening shutters, another window overlooking the court yard. double opening doors leading to a dining room, a beautiful valencian staircase leading to the first floor.

Dining room has lighting and double opening doors with shutters leading to the courtyard.

The courtyard is used for family grandchildren to sleep outside in the summer months. The courtyard has lighting, water plumbed in and a shower.

The hallway leading to the kitchen has a beautiful original build in cabinet with display doors above, draws and cupboard underneath. Wall lighting and an open archway leading to the kitchen

Kitchen has a range of pull out draws, rather than cupboards for ease. Dishwasher, built in oven, hob and extractor. Space for an upright fridge freezer. Lighting and a window to the rear garden. Door leading to a utility room.

Utility room has space and plumbing for a washing machine. Doors leading out to the courtyard and a guest cloakroom.

Guest cloakroom has wash basin, wc, lighting and a window with a shutter overlooking the courtyard.

The rear garden is an L shaped garden with a massive entertaining space, with plenty of room for seating and dining. There is a pergola with the outdoor cooking facilities. There is wall lighting, a beautiful lemon tree. From the seating area there are double opening doors leading to a guest suite. The swimming pool is on the opposite side to the seating area.

The swimming pool is 6x4 meters, 1.2 metres deep with a filtration system. The pool side has got sunbathing space and a terrace with space for a table and chairs and a pergola.

The guest suite has 2 sets of double opening doors, one set of doors to the garden and main house and the other set of doors to the pool side. Window overlooking the garden, lighting and ensuite bathroom

Ensuite bathroom has a full length bath with shower over, double vanity unit with wall mounted mirror above. Lighting, window, bidet and a W.C.

1st floor

On the landing there are exposed brick work and a feature arch with obscured glazed block windows, exposed timber beams, double opening doors leading to the master bedroom and bedroom 2.

The master bedroom has 2 sets of double built in wardrobes, double opening part glazed doors with shutters leading to a Juliet balcony overlooking a side street. Ensuite bathroom.

Ensuite bathroom has a Jacuzzi bath with mixer tap and shower over. Window with shutters, pedestal wash basin with wall mirror above, wall heater, plenty of bathroom cabinets and W.C.

Bedroom 2 is a good sized double bedroom with expose timber beams and an ensuite shower room, double opening doors to a private roof terrace.

Ensuite shower room has a walk in shower cubical, pedestal wash basin with a wall mirror and lighting above, bathroom cabinet and a W.C.

The private roof terrace has outside lighting and access to the studio

The studio is in need of some renovation. 2 Windows with shutters overlooking the rear garden. Staircase leading up to a workshop

Workshop has 3 windows and lighting, staircase leading to a roof terrace.

The roof terrace has beautiful views of the orange groves.