



**H2S3243**

**Town house in Oliva**

**80,000€**

**3 BEDROOMS, 3 BATHROOMS**

**2KM TO BEAUTIFUL BEACHES**

**GUEST STUDIO APARTMENT**

**IN THE HEART OF THE HISTORICAL TOWN**

**SUNNY ROOF TERRACE**

**WALKING DISTANCE TO BARS, RESTAURANTS & SHOPS**

**TOWNHOUSE WITH PLENTY OF SPANISH CHARM & CHARACTER**

**LOCAL MUNICIPAL SWIMMING POOL AND SPORTS CENTRE**

**PANORAMIC VIEWS OF THE MOUNTAINS, COUNTRYSIDE AND OLIVA**

**ANNUAL COSTS IBI 65€, BASURA 95€**

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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.

Situated in the heart of the historical town centre of Oliva. In walking distance to bars, restaurants and shops. 3 bedrooms in total, 3 bathrooms, sunny roof terrace with panoramic views of the town, gorgeous mountains and the Mediterranean Sea. Guest studio apartment. 2 km to superb beaches.

The approach to the property is via a picturesque street in the historical town of Oliva.

The main door opens into a reception room with barrelled ceiling and exposed timber beams, space for seating. Arch way and internal window into kitchen dining room. Part tiled walls

Kitchen dining room has a gas hob, electric oven, extractor, ceiling light with fan. Barrelled ceiling with exposed timber beams, space for table and chairs, space for fridge freezer, range of base and wall units, open staircase leading to the lounge and 1st floor.

There is a separate area off the kitchen dining room which is accessed via an open archway, in here there are more base and wall units also a double sink and drainer with mixer tap over and a door to downstairs shower room.

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

Lounge has 3 steps up from the kitchen dining room, with lovely exposed beams and ceiling lights. An internal window looking out onto the kitchen dining room, allowing more light into the room.

#### 1st floor

Landing very spacious area currently used as an office, it has built in shelving area. Door to roof terrace, doors to bedrooms 1 and 2.

Bedroom 1 has a couple of steps into a good sized double, with a built in wardrobe, wall lights and a ensuite.

Ensuite has a walk in shower, WC, hand basin and window.

Bedroom 2 is a double room with a double opening glazed windows to the front elevation, with a built in wardrobe and wall lights.

Utility area has space and plumbing for a washing machine and stairs leading to the sunny roof terrace.

Roof terrace has panoramic views across the town, orange groves, historical castle and churches and distant sea views. With plenty of space for table and chairs. From the roof terrace you can access the guest studio.

Guest studio apartment with an open plan living space, ceiling light and exposed beams. A kitchenette with space for a cooker and under counter fridge, sink drainer and a window above. Very light and useful space would also be used as a summer kitchen. Door to ensuite.

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