



H2S3251

Town house in Llocnou De Sant Jeroni

95,000€

2 BEDROOMS, 1 BATHROOM

BUILD 153M<sup>2</sup>. ANNUAL TAX 68.35€

2 RECEPTION ROOMS

SOME MINOR WORKS TO DO

REAR TERRACE WITH VIEWS OVER TO  
ALMISERA AND THE ORANGE GROVES

MUNICIPAL POOL IN WALKING DISTANCE

WINE CELLAR AND STOREROOM

WALKING DISTANCE TO BARS, RESTAURANTS  
& SHOPS

MODERN FITTED KITCHEN

20 MINUTE DRIVE TO GANDIA AND THE  
BEACHES

Spacious 2 bedroom town house with a roof terrace, stunning countryside views and views over to almisera, modern bathroom, modern kitchen, store room and a cellar.

Approach to the property has a canopy porch with a door leading into the reception hall,

Reception hall has a glazed full length window to the front elevation, ceiling lights and doors to bedroom 1, a walk in wardrobe, a family shower room and the lounge.

Bedroom 1 is a double bedroom with a ceiling light and a window with shutters to the front elevation.

Walk in wardrobe with plenty of hanging space, shelving and a full length mirror.

Family shower room has a walk in shower cubical with sliding screen doors, a bidet, WC, vanity unit and towel rails.

Lounge dining room with ceiling light points, an open fire place, the fire place surround needs finishing off, under stair storage and a door to the courtyard and a door to the kitchen

The bright kitchen has a range of base and wall units, pull out draws, display cabinets, fitted oven, hob and extractor. Double sink with mixer tap over, window overlooking the courtyard

Courtyard has a decked area and a utility area with space and plumbing for a washing machine and the original scrub sink, open store room with ventilation, electric points and a trap door leading to a cellar

The wine cellar has a door which leads out to the rear of the property, some neighbours have put steps down so you have direct access to the countryside walks.

#### 1st floor

Very large open plan summer lounge room that is the full length and width of the house, in need of finishing, the walls need plastering or studding and maybe a false ceiling or another room on top. there is also plumbing prepared for bathroom facilities if you wished. Window to the rear elevation and a door to the roof terrace, a double bedroom to the rear.

Bedroom 2 is a double bedroom with pretty tiled flooring, double opening doors and 2 windows.

Roof terrace has a small roof terrace and a bigger roof terrace accessed via a gantry, beautiful views of the orange groves, the dry river bed, views over to the town of Almisera. Panoramic sea views, very sunny position.