


Vanessa
 0034 672 208 879
 0034 966 265 099


Louise
 0034 634 316 394
 0034 966 265 099


Vanina
 0034 635 892 353
 0034 965 598 410





H2S3267 **Town House in Piles** **86,000€**

3 BEDROOMS & 2 BATHROOMS TOWNHOUSE
 SUNNY ROOF TERRACE
 PICTURESQUE LOCATION IN THE TOWN
 WALKING DISTANCE TO SHOPS, BARS AND RESTAURANTS
 RENOVATED IN 2000, NO WORK REQUIRED

IN WALKING DISTANCE OR A SHORT DRIVE TO THE BEACH
 IDEAL AS A HOLIDAY OR PERMANENT HOME
 5 MINUTE DRIVE TO THE TOWN OF OLIVA
 ANNUAL CHARGES, IBI 180€, BASURA 90€
 BUILD SIZE 108M²



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Well presented 3 bedroom, 2 bathroom townhouse located in the picturesque town of Piles, approximately 1.5km from stunning beaches. roof terrace. Ready to move into, would make a great holiday or permanent home. Really easy to lock up and leave. Renovated in 2000. Double glazing and shutters. 5 minute drive to Oliva

The approach to the property is via a picturesque street in the town centre. The front door opens onto an open plan lounge dining room.

Lounge dining room has beautiful barrelled ceilings with exposed timber beams, ceiling light, a window to the front elevation, nice tiles. Small step and door way leads to a hallway

Hallway has staircase up to the 1st floor, door leading to a kitchen breakfast room

Kitchen breakfast room has a range of base and wall units, electric hob, oven and extractor, double sink with mixer tap over and window above. With space for a table and chairs. Pantry. From the kitchen there is a hallway that leads to the rear of the property

The hallway has a store cupboard with a window overlooking the courtyard. It also has sliding doors that leads to an internal courtyard, door to a shower room

Courtyard has the utility area with a sink and space and plumbing for a washing machine.

Shower room has a W.C, a vanity unit with cupboards beneath, mirror over, walk in shower cubicle and a window.

1st floor

Staircase up to a landing with coving, wall lights and doors to the bedrooms and a bathroom. Staircase up to the roof terrace.

Bedroom 1 is a good sized double bedroom with a single and double built in wardrobe with cupboards above. Coving, air conditioning unit. Double opening doors to a Juliet balcony with views of the church and a square.

Bathroom with full length bath with shower over, ceiling light, vanity unit with cupboards beneath and a mirror above the sink. Bidet and WC

Bedroom 2 is a single bedroom has a single and double built in wardrobe with cupboards above. With ceiling light and window

Bedroom 3 is a single bedroom has a single and double built in wardrobes with cupboards above. Ceiling light, coving and a window overlooking the sports centre.

Roof terrace has a utility area and space for table and chairs. Views over the orange groves, and coast line.

Utility area has space and plumbing for the washing machine, scrub sink with hot and cold water, lighting, a gas boiler for the hot water, 2 windows and an intercom to the front door.

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Registered address: Calle de La Plana Alta, 47, Buzon 55, Urbanisation La Sella, Pedreguer, 03750

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.