



H2S3291

Town house in Benidoleig

109,500€

2 BEDROOMS, 2 BATHROOMS

POSSIBILITIES TO HAVE A 3RD BEDROOM/SEPARATE GUEST SUITE

IDEAL FOR PERMANENT LIVING/HOLIDAY HOME

NICE LOCATION IN A TRADITIONAL SPANISH TOWN

QUIET LOCATION IN WALKING DISTANCE TO ALL AMENITIES

LOVELY MOUNTAIN VIEWS FROM THE ROOF TERRACE

PLENTY OF OUTDOOR SPACE. COURTYARD AND TERRACE

15 MINUTES TO STUNNING BEACHES

SHORT DRIVE TO THE SHOPPING CENTRE PORTAL DE LA MARINA

ANNUAL COSTS IBI 160€. BASURA 65€. BUILD 116 M²

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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.

Located in the picturesque town of Benidoleig. Only 15 minutes' drive from magnificent beaches in Denia. A gorgeous 2 bedrooms, 2 bathrooms townhouse on a corner position with courtyard and roof terrace. Possibility of having an extra separate accommodation with separate entrance. 116 M². In walking distance to local shops, supermarket, bars and restaurants.

The approach to the townhouse is via a quiet pedestrianised street. Traditional Double opening valencian doors into a reception hall,

Hallway has barrelled ceilings with doors to the shower room, archway leading to the lounge, double opening doors to the staircase

Shower room has WC, walk in shower , feature sink with large mirror and lighting above, exposed stone work

Lounge has an open fire place, built in valencian cupboards, a natural light tube, barrelled ceilings and white painted exposed timber beams, exposed stone work, arch way leading to bedroom 1

Bedroom 1 has a wall light, air conditioning unit, window to the side elevation with mosquito net and grills, dividing wall that creates a separate dressing area. The dressing area also has a window with grill to the side elevation, built in wardrobe and built in shelving and an arched door leading to the rear part of the house.

This rear part of the house is in its original state and needs renovation, it has its own independent entrance from the side elevation of the house. It would lend its self to be a self-contained guest suite.

From the first room, there is an archway leading to another small room which then leads onto an old shower room which requires complete refurbishment.

1st floor

From the hallway through the opening double valencian doors up the staircase to the 1st floor , the stair leads straight into the open plan kitchen/dining room

The kitchen has a range of base and wall units, sink with mixer tap over, window, space for a fridge freezer, electric hob

In the dining area there is space for a dining table and chairs. Storage cupboard with double opening doors. A window and a door to the private courtyard.

Private courtyard has a staircase up to the roof terrace, storage space under the stairs, across the courtyard is a door leading to bedroom 2. Plenty of space for seating and summer dining.

Bedroom 2 has double opening doors onto the courtyard, window, ceiling light, double opening doors onto a Juliet balcony with mountain views. Door to an ensuite bathroom

Ensuite bathroom has a walk in shower, window, and hand basin with vanity unit underneath, W.C. A storage cupboard with space and plumbing for a washing machine

Roof terrace has space for a table and chairs with amazing views of the mountains and across the valley.