



HABITABLE BUT IN NEED OF WORK

REAR GARDEN, COURTYARD AND ROOF TERRACE

MASSIVE HOUSE WITH MASSIVE POTENTIAL

UPMARKET AND CLASSY TOWN

BUS ROUTE, PLENTY OF THINGS TO DO IN THE TOWN

PREVIOUSLY A SHOP BUT WITH LOTS OF CHARACTER

IDEAL FOR A PROPERTY DEVELOPER OR SOMEONE WANTING TO WORK FROM HOME

145,000€

WALKING DISTANCE TO AMENITIES

10 MINUTES TO DENIA AND JAVEA

320M<sup>2</sup> BUILD. PLOT 350m<sup>2</sup>. IBI 300€ P.A BASURA 125€ P.A

Hello2Spain.com

Town house in Jesus Pobre

MONEY LAUNDERING REGULATIONS 2003

H2S3355

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.



Fabulous town house with the potential to make at least 5 bedrooms situated in the heart of Jesus Pobre within walking distance to the towns bars, restaurants, supermarkets, bank, chemist, doctors and market. In need of modernization and previously a video shop. Garden, roof terrace AMAZING HOUSE.

The approach to the property is via the old tuck shop, door leading into the reception hall. Door leading to what would have been an original bedroom. This hall has a studded wall which could be taken down to open up the lounge.

Original bedroom with double opening shutters and window to the front elevation, open arch to the sitting room, barreled ceilings and exposed timber beams.

Sitting room with open fireplace, original cupboards either side of the fireplace with display cabinets. Barreled ceilings and exposed timber beams, two doors to the rear and stairs to the 1st floor.

Rear room, this would have been 2 rooms, 1 bedroom and the kitchen. Door leading out to the courtyard.

Courtyard with stairs leading to another room at the rear of the property, doors leading to another sitting room, door to shower room, door to store room.

Shower room with a walk in shower tray, wash basin and w.c.

Store room with shelving.

2nd sitting room would make a beautiful family room double doors leading out to the rear garden.

Rear garden with 2 very spacious store rooms/ workshops, double opening gates leading to the garden. The garden is an urban plot wit space to put a private swimming pool, patio area or just leave it as a garden.

1st floor above second sitting room, the approach has a roof terrace with plenty of space for seating and entertaining, this room has plenty of space for another 2-4 bedrooms, the roof looks like it has been replaced over the last few years but need boarding out.

Staircase off the 1st sitting room leading up to another open room which would make another 2 bedrooms or 1 very smart master bedroom with an en suite. This room would benefit from a new roof, my video shows the roof is in need of replacing, but as it is not a massive room, I would not expect it to cost a massive amount to replace.

This house would make a beautiful B & B, guest house or just a very spacious family home. Plenty of character, plenty of charm, a beautiful garden, roof terrace, outbuildings well I could just go on.

The town has all amenities, doctors, vets, supermarkets, lovely Sunday market, beautiful restaurants, lovely country walking routes and yet only 10 minutes to either Denia or Javea, also on a bus route to both of the main local towns.

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