



H2S3361

Apartment in Jalon

175,000€

MODERN PENTHOUSE DUPLEX APARTMENT IN JALON TOWN

MODERN KITCHEN WITH FITTED OVEN HOB AND EXTRACTOR

SPACIOUS COVERED NAYA WITH MORNING SUNSHINE

EN SUITE AND DRESSING ROOM TO MASTER BEDROOM

BUILD 153m² PLUS TERRACES OF 100m²

3 DOUBLE BEDROOMS. 2 BATHROOMS. GARAGE AND STORE ROOM

LOUNGE WITH PELLET BURNER AND SEPARATE DINING ROOM

2 ROOF TERRACES 1 TO THE FRONT AND 1 TO THE REAR

LOCAL MUNICIPAL SWIMMING POOL. 20 MINUTES TO THE BEACHES

ANNUAL IBI 248€. BASURA 117€ AND COMMUNAL FEES 285€ 3 TIMES A YEAR

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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.

This beautiful duplex penthouse apartment is situated in the pretty town of Jalon. Within walking distance to the local amenities and spectacular mountain views from the sunny terraces. With 3 double bedrooms, 2 bathrooms, kitchen, breakfast room, garage, store room and very spacious roof terraces. Additional features: Double glazing, ducted hot and cold air conditioning, pellet burner.

The approach to the property has a communal door and a hallway with steps and a disabled ramp leading to the elevator and stairs.

A vehicular entrance leading to the underground garage parking and storeroom. The garage also has a lift to the apartment on the 2nd floor.

The entrance to the apartment has a reception hall with a telephone intercom for the communal door, air conditioning wall mounted controls, door to the living accommodation, and doors to the 2 double bedrooms and family shower room, stairs to the 3rd bedroom and roof terraces.

The living room is very spacious with 2 sets of double patio doors leading to the open naya, 2 ceiling lights, the sitting area is one side of the room and the dining area is the other side, pellet burning freestanding stove which gives out plenty of heat, 2 wall mounted radiators and air conditioning vents.

Naya has two open arches and has the lovely warm winter sun, wall lighting and views towards the mountains.

Dining room/ breakfast room/ office room has a ceiling light, air conditioning vent, door to the kitchen.

Kitchen with a range of base and wall units, space for a dishwasher, current owner has the washing machine in there, however there is a terrace which has space and plumbing for the washing machine, single sink and drainer with a mixer tap over, fitted oven, hob and extractor, upright fridge freezer, lighting and tiled walls and flooring.

Hallway with door to the family shower room with a walk in shower cubicle, wash basin, w.c, extractor fan, wall lighting, ceiling light and tiled flooring and walls.

Bedroom 1 has built in double wardrobes, window with views over the town and mountains, ceiling light, wall mounted radiator, air conditioning vents, dressing room with 3 further sets of double built in wardrobes, door leading to the small terrace with space and plumbing for washing machine and the hot water cylinder.

En suite bathroom with a full-length bath and a mixer tap and shower over, w.c, bidet, wash basin and extractor.

Bedroom 2 is a generous size double bedroom with triple built in wardrobes, window overlooking the town and mountains, ceiling light and wall mounted radiator, air conditioning vent.

Stairs leading to bedroom 3 currently used as a summer lounge.

Bedroom 3/summer lounge is a very light and bright bedroom with lighting, two sets of patio doors, 1 set leading to the front of the property and a very spacious terrace, the other set to the rear of the property to a conservatory and the rear terrace.

Conservatory has space for tables, chairs and entertaining, sliding patio door to the terrace which has plenty of sunbathing and alfresco dining space.

Terrace to the front has beautiful mountain and valley views, the terrace to the rear overlooks the town and mountains.

Garage has an electric door, underground parking space and the store room, which is spacious for bicycles or general storage.

Furniture not included in the price but can be negotiated separately.