



H2S3447

Town house in Adsubia

120,000€

TRADITIONAL SPANISH HOUSE. 408 SQM BUILD

SPACIOUS AND PLENTY OF LIVING
ACCOMMODATION

PRIVATE GARAGE FOR SEVERAL CARS

SEPARATE ROOM IDEAL AS STUDIO,
WORKSHOP, ETC.

PLENTY OF TERRACES AND COURTYARD

GORGEOUS MOUNTAIN VIEWS

LOCAL SHOPS, BARS AND RESTAURANTS
NEARBY

WEALTH OF CHARACTER AND ORIGINAL
FEATURES

NEEDS UPDATING. SUITABLE GUEST HOUSE
OR FAMILY HOME

IBI ANNUAL 300€ BASURA ANNUAL 90€

Hello2Spain.com

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.

Massive town house in the picturesque village of Adsubia. It has a wealth of character and original features. Plenty of living accommodation. Private garage, courtyard and terraces. In walking distance to local shops, bars, municipal pool, etc. 4 double bedrooms, family bathroom, separate annex with possibilities of converting it in to guest accommodation. Large garage with access from another street at the rear of the property.

The approach to the house is via a typical Spanish street. Double opening Valencian doors leading to the beautiful entrance hall with barrelled ceiling with exposed timber beams and original tiles.

The first bedroom is to the right with double opening wooden doors. Double with a free standing wardrobe, double bed and window to the front elevation.

Continuing the hall there is a gorgeous staircase rising to the 1st floor with a seating area underneath the staircase.

From this seating area there is double opening doors to a dining room and doors to the lounge.

The dining room has ceiling lighting and door to the courtyard.

The lounge has pretty Spanish tiles, ceiling light, window and door to the kitchen.

The kitchen is in need of refurbishment as it's in its original condition. It has been well maintained but it would benefit from a renovation. It has an original marble sink with tap over, some cupboards and free standing gas cooker. From the kitchen there is a door to another dining room with a fitted Valencian cupboard, ceiling lighting and door to the rear.

After the kitchen we have a hallway with a spacious store room, door to the courtyard and door to the shower room.

Family shower room with w.c, wash basin, walk in shower and window.

Courtyard with utility area. The courtyard has space for entertaining. Ideal for summer dining. From the courtyard there is access to the rear annex and garage.

1st floor.

Good size landing with lighting and doors to the bedrooms.

Bedroom 2 is double with pretty original tiles, free standing wardrobe, double bed and door to a Juliet balcony to the front elevation.

Bedroom 3 is also a double room with twin beds, doors to the Juliet balcony and ceiling light.

From the landing, door to a front room next to bedroom 4, this could be used as an office, dressing room or even as further accommodation. This room has a built in wardrobe and door to bedroom 4 and a terrace.

Bedroom 4 is double with ceiling lighting and window.

Sunny terrace with pretty views of the mountains, town and church. A lot of space for sunbathing and entertaining.

Above this 1st floor there is a large open room with windows to the front elevation. Back in the day these rooms were used as storage for food they were called ¨cambras¨. This cambra in particular has the potential to be converted in to further accommodation, master suite or even a studio. From this room you can access another terrace that benefits from gorgeous mountain views and sun all year round, plenty of space for sunbathing and entertaining.

At the rear of the property, from the courtyard there is a door leading to a separate guest accommodation. Lounge with an open fireplace, window, terrace, bedroom and staircase down to the garage.

Bedroom 5 is currently used for storage but there is room for a double bed.

The garage has the entrance from a different street at the rear so you can have a separate access to this guest accommodation. This could be converted in to a self-contained apartment for guests or rentals subject to planning and permission.

The property itself could be perfect for a B&B specially having so much living accommodation, terraces and courtyard.

The garage has space for at least 3 or 4 cars it has lighting and a water tap.

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