



## H2S3432

## Town house in Benidoleig

## 184,500€

**3 BEDROOM TOWN HOUSE** 

NEAR BARS, RESTAURANTS AND SHOPS

SEVERAL TERRACES

10-15 MINUTE DRIVE TO SUPERB BEACHES

BUILD SIZE 172 SQM

PICTURESQUE LOCATION IN TOWN

SEA & MOUNTAIN VIEWS

REFURBISHED. NO WORK REQUIRED

MUNICIPAL SWIMMING POOL. MEDICAL CENTRE. SCHOOL

IBI ANNUAL 200€ BASURA ANNUAL 100€

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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.



3 bedroom townhouse in Benidoleig, a traditional Spanish town with local shops, bars, supermarket, etc. Refurbished house with plenty of living accommodation and several terraces. Pretty mountain and sea views. Air conditioning units and wood burner. 172 sqm build. Ideal as a family home. Only 10-15 minute drive to superb beaches. 10 minutes to the Ondara shopping centre. 1 hour approximately to Valencia and Alicante airports.

The approach to the property is via a picturesque pedestrian street in the heart of the town. The main door opens in to an ample reception area with pretty arch with window and glass panels, lighting, coving and tiled floor. This room could also be used as a dining room, office or even a 2nd lounge.

Another door opens into the open plan lounge dining room.

The dining area has ceiling lighting, coving and two pretty arched windows.

The lounge has a feature fireplace with an inset wood burner, ceiling lighting, coving and door to the kitchen.

Kitchen diner with a range of modern units, hob, extractor, fitted oven and microwave, space for a fridge freezer, double sink with mixer tap over, space and plumbing for a dishwasher, hot and cold air conditioning unit and window. The views from the kitchen are very pretty, just a nice view of the valley and mountains.

Adjacent to the kitchen there is a pantry with space for an extra freezer if needed and more useful space. This room has a window and sliding doors separating from the kitchen.

Cloakroom with w.c, wash basin, lighting and tiled floor and walls.

1st floor.

Landing with a hot and cold air conditioning unit and lighting.

Master bedroom with double aspect windows to the front and the side of the house. Very good size bedroom with double built in wardrobe, coving to ceiling and lighting. This room has pretty views of the picturesque street.

Bedroom 2 is also a double with free standing wardrobe, coving, lighting and sliding doors to a terrace.

This terrace has space for seating outside, fantastic mountain and sea views. There is also a covered area with the hot water cylinder and extra space for storage.

Family bathroom with bath and shower over, wash basin with mirror over and cupboard beneath, tiled floor and walls, w.c and window.

Bedroom 3 is an internal bedroom with two sets of built in wardrobes with cupboards over, lighting, coving and window to bedroom 2. This room is idea as a guest room, office, nursery, etc.

2nd floor.

Spacious room with built in wardrobes and plenty of space if you wanted to have more accommodation. It would be easy to have another bedroom on this floor just with a partition wall. The room is currently used as a 2nd lounge and utility as there is space and plumbing for a washing machine, but it can be much more. It has enough space for entertaining and it could potentially be converted in to an art study, playroom for children, work shop, etc.

There is 2 terraces on this floor. One terrace has gorgeous views of the mountains, valley and sea. Ideal to sit outside to have a cup of tea and enjoy the views. The other terrace has views of the town, church and mountains. Both have space for table and chairs, even some sun loungers.

Overall this house would suit someone looking for a low maintenance house either for holidays or to live all year round. The town is lovely, it has various bars and restaurants, local shops such as bakers, tobacconist, pharmacy, etc. The town has also school, bank,

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medical centre, municipal swimming pool, etc.

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