



H2S3433

Town house in Oliva

68,000€

3 DOUBLE BEDROOMS. 3 BATHROOMS

PLENTY OF CHARACTER, EXPOSED TIMBER BEAMS, BARRELLED CEILINGS

ROOF TERRACE SUMMER ROOM OR GUEST SUITE

CHEAP RUNNING COSTS. IBI 65€ & BASURA 95€ PER YEAR. BUILD 80M². BUILT IN 1925

OWNERS DOWNSIZING DUE TO AGE AND WANTING AN APARTMENT IN TOWN

PRIVATE ROOF TERRACE WITH SEA, MOUNTAIN, CHURCH AND CASTLE VIEWS

VERY CHEAP HOUSE, LIVED IN BY CURRENT OWNERS FOR 20 YEARS

SITTING ROOM, DINING HALL, KITCHEN BREAKFAST ROOM

WALKING DISTANCE TO TOWN, RESTAURANTS, CHURCHES. 2KM BEACHES

LOCAL SWIMMING POOL, TENNIS CLUB, SAILING CLUB, PLENTY TO DO IN THE AREA.

Situated in the heart of the historical town centre of Oliva. In walking distance to town, restaurants and the historical route. 3 double bedrooms, 3 bathrooms, sunny roof terrace with panoramic views of the town, churches, castle, mountains and the Mediterranean Sea. 2 km to superb beaches.

The house has been lived in by the current owners for the last 20 years, they have raised their daughter and has been a loved family home.

The approach to the property is via a traditional Spanish street in the historical town.

The main door opens into a reception room which would make a beautiful dining hall with barrelled ceilings and exposed timber beams. Ceiling light and serving hatch to the kitchen, open arch way into kitchen breakfast room. Part tiled walls

Kitchen breakfast room is L-shaped with a gas hob, electric oven, extractor, ceiling light with fan. Barrelled ceiling with exposed timber beams, space for table and chairs, space for fridge freezer, range of base and wall units, open staircase leading to the lounge and 1st floor. The L shaped has separate area which is great for when you are entertaining as the sink and the washing up is out of the way. There is plenty of room for a dishwasher and there is additional base and wall units also a double sink and drainer with mixer tap over and a door to downstairs shower room.

Shower room has a walk in shower, WC and hand basin.

Lounge has lovely exposed beams and ceiling lights. An internal window looking out onto the kitchen dining room, this is a very cool room which is away from the sunshine.

#### 1st floor

Landing very spacious area currently used as an office, it has built in shelving area. Door to roof terrace, doors to bedrooms 1 and 2. Also room for an occasional bed if required.

Bedroom 1 is a generous double, with a built-in wardrobe, wall lights and an ensuite.

Ensuite has a walk-in shower, WC, hand basin and window.

Bedroom 2 is a double room with a double opening glazed window to the front elevation, with a built-in wardrobe and wall lights.

Utility area has space and plumbing for a washing machine, additional storage and stairs leading to the sunny roof terrace.

Roof terrace has panoramic views across the town, orange groves, historical castle and churches and distant sea views. With plenty of space for table and chairs. From the roof terrace you can access the guest studio.

Guest studio apartment with an open plan living space, ceiling light and exposed beams. A kitchenette with space for a cooker and under counter fridge, sink drainer and a window above. Very light and useful space would also be used as a summer kitchen.

Shower room with a walk-in shower, hand basin, WC and window.

An excellent opportunity to buy a house full of character and at a good price which is still negotiable. Within walking distance to main town, markets, restaurants, 2km from the beaches.