









H2S3458

Town house in El Verger

107,000€

3 DOUBLE BEDROOMS, 1 SHOWER ROOM

SPACIOUS LIVING ACCOMMODATION

NO WORK REQUIRED

ROOF TERRACE WITH SPACE FOR ENTERTAINING AND SUNBATHING

LARGE STORE ROOM

MAIN ACCOMODATION ON ONE LEVEL

IDEAL LOCATION NEAR SHOPS, BARS AND SUPERMARKETS

5 MINUTE DRIVE TO SUPERB BEACHES

IBI ANNUAL 120€ BASURA ANNUAL 100€

CYCLE AND WALKING ROUTE TO THE BEACH (2KM)

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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.

MONEY LAUNDERING REGULATIONS 2003

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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



3 bedroom town house located in the beautiful town of el Verger. In walking distance to local shops, bars, restaurants and supermarkets. All accommodation on one level, spacious living accommodation. No work required. Roof terrace and ample store room.

The approach to the property is via a tranquil street in the town, main door opens in to the reception hall.

Ample and light reception hall with lighting, coving, pretty archway leading to the sitting room and door to bedroom 1.

Bedroom 1 is spacious and light with a free standing wardrobe, wall lighting, coving and window to the front elevation.

The open plan lounge dining room is a very good size with ceiling lighting, coving and pretty archway in between the lounge and dining area. Double opening doors to the kitchen.

Fitted kitchen breakfast room with a range of base and wall units, electric hob and oven, extractor, double sink with mixer tap over, tiles walls, space for an upright fridge freezer, window and doors to a bedroom and the rear of the property.

Bedroom 3 is double and it's currently used as an office. This room has ceiling lighting, coving and window.

Family bathroom is a generous size, it has a walk in shower cubicle, w.c, bidet, vanity unit with mirror over, tiled walls and window.

Patio area with access to the utility room, this room has space and plumbing for a washing machine and the hot water cylinder.

Bedroom 2 at the rear of the property is double with ceiling lighting, coving and window to the patio.

Staircase rising to the upper floor. Under staircase store room with useful space and lighting.

Ample store room that could be used as a workshop, office, study room, summer lounge, etc. The room has lighting and a window.

The roof terrace has water tap and sink, space for seating and chill out area ideal for sunbathing and relaxing.

Overall this is a lovely house with no work required, it offers ample living accommodation all on one level and plenty of outdoor space. Possibility of having a 4th bedroom (store room on 1st floor). Ideally location near shops, bars, restaurants, banks, weekly market, etc. El Verger is a town lived in all year round, it has municipal swimming pool, schools, medical centre, sports centre, etc. Short 5-10 minute drive to magnificent beaches in Denia.