









## H2S3491

## Town house in Villalonga

## 115,000€

5 BEDROOMS, 1 BATHROOM AND 1 SHOWER ROOM

KITCHEN, DINING ROOM, SITTING ROOM

VALENCIAN TILES FLOORING

QUITE STREET TWO MINUTE WALK TO MAIN TOWN

SQM BUILD 253- PLOT 210

PRIVATE ROOF TERRACE AND PRIVATE GARDEN

BEAUTIFUL DOUBLE OPENING VALENCIAN STYLE DOORS

NICE VALENCIAN PATIO

COUNTRY WALKING ROUTES AT THE REAR

IBI TBC BASURA TBC

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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.



Situated in the Old Town of Villalonga and within easy walking distance to the main town. This 5 bedroom town house has charm, character and plenty of space. 2 bedrooms and a shower room on the ground floor. 3 bedrooms and bathroom on the 1st floor. Spacious roof terrace, Garden to the rear and a patio.

The approach to the house is via a picturesque street with on street parking. Double opening Valencian doors leading to the reception hall.

Reception hall with ceiling light, doors leading to bedrooms 1 & 2 and an open arch leading to the sitting room.

Bedroom 1 has a window to the front elevation and a ceiling light point.

Bedroom 2 has a window to the front elevation and a ceiling light point.

Sitting room with stair leading to the 1st floor, under stairs store cupboard, double opening traditional doors leading to the dining room.

Dining room with open fireplace, ceiling light, door to courtyard and a door to kitchen.

Kitchen with a range of base and wall units, single sink and drainer with mixer tap over, space for free standing cooker with extractor over, window overlooking the courtyard, space for upright fridge freezer and space for breakfast table.

Shower room with walk in shower cubicle, wash basin, W.C and lighting.

Rear courtyard with space for seating and dining, useful storage room, stairs leading to workshops and additional store rooms. These rooms are in need of updating, bot would make additional accommodation/ artist studio, these rooms are on the catastral.

The garden is flat with a lemon tree, enclosed by a wall and not overlooked from behind.

Back into the main house the 1st floor landing has lighting, doors off to bedroom 3,4 and 5, family bathroom and stairs leading to the roof terrace.

Bedroom 3 with double opening doors with a Juliette balcony and ceiling light.

Bedroom 4 with double opening doors with a Juliette balcony and ceiling light.

Bedroom 5 with a window to the rear and lighting.

Family bathroom with full length bath and shower over, W.C, bidet, wash basin, window and lighting.

Roof terrace is in a very sunny position with winter sun. Lovely views towards the church and Ermita. Space for plenty of sunbathing or entertaining.

The overview of the house is it needs some work and updating, painting and decorating and as the house has been shut and not lived in for some time there are signs of damp from the humidity. The position of the house is fabulous, within easy walk to the main town and some wonderful walks in the local countryside.

A very spacious house for the money, this would make a wonderful family home, or would suit someone who might want additional rooms for hobbies and interests.