



H2S3524

Town house in Adsubia

135,000€

VILLAGE LOCATION WITH AMENITIES

5 BEDROOMS. 2 BATHROOMS

3 RECEPTION ROOMS. STABLE/ STORE ROOM ON GROUND FLOOR

SEVERAL ROOF TERRACES, VERY SUNNY POSITION

BEAUTIFUL VIEWS OVER THE ORANGE GROVES AND THE MOUNTAINS

PLENTY OF ORIGINAL CHARACTER

LOCAL MUNICIPAL POOL, MEDICAL CENTRE, TAPAS BARS, MINI SUPERMARKET

IBI 200€ PER YEAR. BASURA 93€ PER YEAR

BUILD SIZE 403M² A MASSIVE HOUSE

WOULD MAKE A GREAT GUEST HOUSE OR PERMANENT HOME

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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.

This is a beautiful house, full of character, charm, many original features such as original Valencian tiled flooring, amazing double opening traditional entry doors. Accommodation comprising 5 bedrooms, 2 bathrooms, rear courtyard with store room (originally for the animals and hay) Two roof terraces including a store room which would make a great summer kitchen, wonderful open views of the mountainside.

The approach to the house is via a typical Spanish street with parking.

Beautiful double opening Valencia doors leading to a huge reception hall with pretty tiled flooring. The original flooring in excellent condition. The two track lines you can see on the photo are where the cart would have been taken though the house to the animal stable at the rear.

Bedroom 1 is the older family members bedroom this is to the left of the hallway. A traditional room with beautiful double opening wooded doors on entry, original tiled flooring and a window to the front elevation.

Reception 1 would have been the original sitting room, with stairs to the 1st floor, double opening glazed doors to reception 2, door to the dining room and lighting.

Reception 2 is used as the sitting room with a glazed door and widows either side to the courtyard, dado height tiled walls, lighting and open archway to the dining room.

Reception 3 dining room with a door to the kitchen, a very useful under stairs storage, dado height wall tiles, ceiling light and an open fireplace.

Kitchen is dated but useable with a range of base and wall units, single sink, free sanding cooker, door to courtyard. Pantry with shelving and storage and lighting.

Courtyard has space and plumbing for washing machine, scrub sink, this courtyard could be such a pretty area, it need cleaning, tiling and would be great for dining or breakfast. With a few plants in pots this would make a world of difference to how it is used.

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

Rear stable would benefit from updating and maybe changing to a wine cellar, art studio, additional accommodation if required or just leave it as it is for storage.

Landing is very spacious and could make a nice relaxing library or study area, a range of built in wardrobes with store cupboards over, lighting, doors off to bedrooms 2, 3, 4 and 5.

Bedroom 2 is a generous size double bedroom with a window and lighting.

Bedroom 3 is a generous size double bedroom with a window and lighting.

Bedroom 4 is a generous size double bedroom with a window and lighting.

Bedroom 5 another double bedroom with an ensuite with W.C and wash basin, door leading to a roof terrace. As the plumbing is already in this room for the ensuite, I would suggest making this into a family bathroom.

Roof terrace this is in two sections, the previous owner used this for hanging the washing out. However, as it has some fabulous views to the rear of the house overlooking the range groves and pretty mountain, I am sure you could do a lot more with it.

Main Roof terrace with stunning views over the orange groves towards the mountains, very sun position, south facing, plenty of room to make a wonderful outdoor room for summer and entertaining purposes, store room with 2 windows to the front, fairly new roofing. This would make a fabulous summer kitchen or artist studio.

Read about the town of Adsubia here: <https://www.hello2spain.com/adsubia.html>

