



H2S3537

Town house in La Llosa de Camacho

60,000€

SPACIOUS TOWN HOUSE WITH 2 BEDROOMS,
2 BATHROOMS

PRIVATE ROOF TERRACE FOR DINING AND
ENTERTAINING

PRETTY VILLAGE LOCATION

LOCAL TAPAS BAR WITH MUSIC AND EVENTS

BEAUTIFUL WALKING ROUTES

BEACHES 20 MINUTE DRIVE

IBI 60€ PER YEAR AND BASURA 47€ PER YEAR

BUILD SIZE 130M²

LOCAL SWIMMING POOL CHEMIST, TOWN
HALL, HONEY SHOP

SMALL CHILDRENS PLAYGROUND. FRIENDLY
VILLAGE

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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.

PRICE REDUCED TO 60,000€. OWNERS NEED TO SELL. EXCELLENT OPPORTUNITY TO BUY A HOUSE ON THIS BEAUTIFUL COASTLINE AT AN AFFORDABLE PRICE. Situated in one of the prettiest villages on the outskirts Pedreguer, near Denia. This 2 bedroom town house oozes character and charm, with beautiful Valencian tiled flooring, wood burner in sitting room, roof terrace and in the heart of the community.

The approach to the house has beautiful double opening Valencian doors, which open fully or you can open the windows on the doors for natural light to enter the house.

Lounge dining room with plenty of character, beautiful Valencian tiled flooring, the partition wall has been removed as where the dining table is this would have been a bedroom for the elderly relative. It has opened up the sitting room and dining room to have more natural lighting in the room. Ceiling lights over the dining and sitting areas, wood burning stove with a built in display cabinet and drawers one side and a built in bookcase the other. Exposed Tosca stone pillars and double opening part glazed doors leading to the kitchen.

Kitchen breakfast room with a natural skylight, base and wall units, double sink with mixer tap over, space for upright fridge freezer, space for freestanding cooker, ceiling light, original Valencia tiles on the floor and walls, walk in pantry with shelving and plenty of space for more food or pots and pans. The kitchen is basic but functional as the current owners live here. Door and stairs to the 1st floor, door to downstairs bathroom.

Downstairs bathroom would have serviced the bedroom downstairs, but very useful if you have friends over or have been to the beach. Comprising bath with mixer tap and shower over, W.C, vanity unit with cupboards beneath and wall mirror over.

1st floor landing with an airing cupboard, door off to bedroom 1, 2, sower room,

Bedroom 1 with a window to the front, built in double wardrobe with sliding doors and lighting.

Bedroom 2 with double opening doors and a Juliette balcony with views of the mountain to the right, built in double wardrobe and lighting.

Family bathroom with bath and shower over, W.C, wash basin with wall mirror over, obscure glazed window and lighting.

Utility room, has space and plumbing for washing machine, hot water cylinder and door leading to the terrace.

Terrace has space for table and chairs, the original scrub sink for washing clothes, mountain views. The terrace is private and does get the sun. I would change the skylights for glass blocks on the roof terrace to make more useable space, I would also remove the original sink as this is taking up more valuable space.

My opinion is this house offers excellent value for money, it is spacious and has so much potential for the right person. Yes, it is in need of some updating but you have one of the best locations in the area to either live or have as a holiday home.

The local area within walking distance you have a tapas bar which hold music evenings and events, chemist, honey shop, town hall, municipal swimming pool, veterinary surgery and a few minute drive or bus ride the town of Pedreguer which has the main supermarkets, 24 hour medical centre, weekly markets, butchers, bakers, hairdressers. A real Spanish village yet not isolated and very easy to access. Beaches are a 20 minute drive away, Denia is 20 minutes or on a bus ride away.