



H2S3549

Villa in Parcent

285,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS COULD BE 4 BEDROOMS & 3 BATHROOMS

PRIVATE KIDNEY SHAPED POOL WITH ROMAN STEPS AND HAND RAIL

VIEWS TO THE VALLEY AND PARCENT. 1.8KM

BUILD SIZE 170m². PLOT SIZE 550m²

2 BEAUTIFUL NAYAS. 1 BY THE POOLSIDE AND 1 OFF THE SITTING ROOM AND KITCHEN

SOUTH FACING SO ENJOYS WINTER SUN AND SUMMER SUN

BUILT IN 2008 BY CURRENT OWNER. EXCELLENT QUALITY

CENTRAL HEATING, DOUBLE GLAZING, AIR CONDITIONING

South facing Villa for sale in Parcent, Jalon valley, with 3 bedrooms, 2 bathrooms, private pool, wonderful views towards Parcent and the mountains. 1.8KM to town so a short drive or 20-minute walk. This villa has double glazing, central heating, air conditioning and a master suite with a walk-in wardrobe.

The approach to the villa is via a parking space for one car and a few steps leading to the rear of the property.

The rear of the property has plenty of seating space and steps leading down to the poolside. Canopied porch and lighting.

Main reception hall with doors off to kitchen, bedroom 3, family bathroom, open archway into the lounge dining room, a window, lighting and stairs down to more bedrooms and utility room.

Lounge dining room, the dining area has 3 windows to the rear, ceiling light, radiator, barrelled ceilings through to the living room area.

Living room area with a window to the side, a window to the front with those beautiful views and a door to the naya, radiator, pellet burner, wall lighting and a ceiling light and fan.

Kitchen with a range of base and wall units, upright fridge freezer, dishwasher, fitted oven, hob with an extractor over, breakfast bar, radiator, single sink and drainer with a mixer tap over and a door leading to the naya.

Naya with magnificent views over the valley to Parcent, plenty of seating and dining space, a wonderful outdoor room to enjoy the peace and quiet of the surrounding countryside.

Bedroom 3 with a Juliette balcony and double opening doors. Air conditioning unit, radiator, window to the rear, built in double wardrobes and a ceiling light and fan.

Family bathroom with a full-length bath and a shower over, W.C, bidet, wash basin with wall mirror over.

Ground floor hallway with doors off to: Master bedroom, bedroom 2, utility room and family shower room.

Master bedroom with a walk-in wardrobe with automatic lighting, an additional room which would lend itself to being an ensuite. (pipework accessible under the villa). A dressing room, air conditioning unit, double opening patio doors leading to the naya, lighting and radiator.

Bedroom 2 is a twin bedroom with a window overlooking the front with the views towards Parcent, built in double wardrobes, ceiling light and fan and a radiator.

Family shower room with a walk-in cubicle, W.C, vanity unit with drawers beneath and wall mirror over, obscure glazed window and a heated towel rail.

Utility room with washing machine, dryer, wall mounted boiler and lighting. (could be a 4th bedroom if you put a window in).

Poolside with plenty of sunbathing space on the terrace with views over the valley towards Parcent and the mountains. Outside lighting, under stairs storage and a pretty naya. Kidney shaped pool with Roman steps and a hand rail.

Naya with space for table and chairs and even a sofa. Lighting and pretty views. The master bedroom also has a door leading out to this naya.

The local area has some magnificent waling routes, cycle route around the valley very popular in the general region of the Jalon Valley. A proper family house to be enjoyed and lived in as the current owner has done for the last 12 years. The owner bought this as a plot and had the house built so it has been a loved home from the beginning. If you like the outdoor way of life than this could be the villa for you.

For the right price the furniture will be included. Annual IBI 350€, basura 98€ and no community charges apply to this house.

There are a few restaurants/cafes in the village, notably L'Era which is a very popular paella restaurant only open lunchtimes and you need to make a reservation. There's Tramonti with a lovely outside terrace, the Co-operative which does very nice, good value food. There's also Victoria's on the Col de Rates road and further along, Paraiso, very good food. There's a good pharmacy and a small supermarket which has a butchery counter with an attached cafe/bar. It's a very friendly village, most people will say Bon Dia as they pass.

You can sit on the naya and watch the fireworks, and the fireworks in Alcalali and Jalon.