



H2S3552

Town house in Parcent

115,000€

PRETTY VALLEY LOCATION WITH PLENTY TO DO AND SEE

SPACIOUS SITTING ROOM AND DINING ROOM WITH VAULTED CEILINGS

PLENTY OF CHARACTER, VALENCIAN DOORS AND WINDOWS

KITCHEN WITH UTILITY ROOM AND DOOR TO COURTYARD

WINTER SUN AND EXCELLENT ENTERTAINING SPACE

4 BEDROOMS, 3 BATHROOMS, COURTYARD, 2 ROOF TERRACES

MASTER BEDROOM WITH DRESSING AREA AND ENSUITE BATHROOM

WOOD BURNER IN SITTING ROOM

ROOF TERRACES WITH VIEWS OF THE CHURCH AND MOUNTAINS

IBI 114€ & BASURA 98€ PER YEAR. BUILT IN 1940

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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.

Townhouse for sale in Parcent, Jalon Valley. Built in 1940 with 4 bedrooms, 3 bathrooms, 2 roof terraces, spacious open plan lounge dining room, separate kitchen, courtyard within walking distance to the local amenities, including restaurants, tapas bars, bakers and some fabulous walking routes throughout the valley.

The approach to the house is via a beautiful Spanish street with other very well loved houses.

The entrance has fabulous double opening Valencian doors leading into a massive reception hall with high vaulted ceiling which continue through to the sitting room and dining room.

Dining room with a double glazed window to the front elevation, ornate ceilings, ceiling light and a feature original brick arch leading into the sitting room. A lovely feature and it enables more light to enter the dining area.

Sitting room with a wood burning stove set on a stone fireplace, ornate ceilings, door to inner hallway leading to kitchen, door to courtyard and BBQ area. Ceiling lighting, corner display shelving and an original covered well (something to make a feature of)

Inner hallway with a window, stairs to the 1st floor, door to guest cloakroom and door to kitchen.

Guest cloakroom with a W.C, vanity unit with cupboards beneath and wall mirror over.

Kitchen is spacious, with a range of base units, plenty of worksurface, freestanding cooker, 1 &  $\frac{1}{2}$  sink and drainer with a mixer tap over, window, door to utility and a door to the courtyard.

Courtyard is a lovely seating area, with twin sinks and a BBQ area.

1st floor has a split level landing with the master bedroom and ensuite to the one side and the other bedrooms to the other. The staircase is very pretty with Moroccan pattern tiles.

Bedroom 1 has a window, dressing area with several wardrobes and a window, en suite bathroom, with a full length bath, W.C, wash basin with wall mirror over and lighting.

Family shower room with a walk in shower cubicle, linen shelving, W.C, wash basin and wall mirror over.

Bedroom 2 is a generous size bedroom with double opening Valencian doors leading to a Juliette balcony, lighting and wardrobe.

Bedroom 3 is a twin bedroom with double opening Valencian doors leading to a Juliette balcony and ceiling lighting.

Bedroom 4 is a single bedroom currently used as an office room with built in wardrobes, lighting and a door to the roof terraces.

Terraces are split which is great for entertaining on the one and sunbathing on the other. Views over to the mountains and the church. Benefitting from winter sun.

Locally the town is very friendly and has many things happening throughout the year. Various places to eat and some beautiful nature walks through the valleys. The municipal swimming pool and leisure centre, various shops, medical centre, chemist and much more.

25 minute drive to the local beaches of Denia.

Video available. <https://youtu.be/FIDVwgIMJfY>