



H2S3800

Penthouse in Potries

125,000€

AUTHENTIC 3 BEDROOM PENTHOUSE

WELL MAINTAINED, TRADITIONAL FLOORS AND WOODWORK EVERYWHERE

BEAUTIFUL, ROMANTIC AND ORIGINAL VALENCIAN DOORS

SPACIOUS, LIGHT, BRIGHT AND AIRY

HIGH BARRELLED CEILINGS AND EXPOSED TIMBER BEAMS

SEA, MOUNTAIN AND TOWN VIEWS

INSTALLED STAIR LIFT FOR ELDERLY OWNER

BUILT IN 1887. BUILD 288M<sup>2</sup>

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**MONEY LAUNDERING REGULATIONS 2010**

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 2013**

The Agent has not tested any apparatus, equipment, accessories 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.

**REGLAMENTO DE BLANQUEO DE DINERO DE 2010**

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

**LA LEY DE DESCRIPCIONES ERRONES DE PROPIEDAD DE 2013**

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Beautiful authentic, charming and very well maintained atico in the centre of Potries a little village in the Valencian Province of Spain. This house is ready to move in as it is. With 3 bedrooms and with lots of options to expand further with 2 or 3 more (bed)rooms if you would like to. A must to be seen!

The reception hall with stairs and a stairlift to the first floor brings you to:

Living room a large room with high barrelled ceilings and exposed timber beams. Ceiling chandelier, stairs leading to the second floor, door leading to the kitchen and beautiful, romantic and original Valencian doors leading to the dining room (currently used as a lounge diner).

Kitchen breakfast room with a range of base and wall units, single sink and drainer with a mixer tap over, fitted oven, hob, extractor, dishwasher, upright fridge freezer, window and lighting.

Dining room with double opening doors leading to a balcony. Hot and cold air conditioning unit, again the beautiful, romantic and original Valencian doors to either side of the dining room leading into 2 beautiful double bedrooms.

Bedroom 1 is a iluminous bedroom with 2 windows: 1 to the front elevation and 1 to the side elevation.

Bedroom 2 is another double bedroom with stunning original Valencian tiled flooring in excellent condition, double glassed window to the front elevation and a range of build in wardrobes, cupboards and draws.

Shower room with a walk in shower cubicle, W.C., bidet, vanity unit with a wall mirror over and lighting.

Split level landing with a door to bedroom 3 and second floor.

Bedroom 3 is a beautiful spacious bedroom, currently with 3 single beds, window, a range of build in cupboards, hot and cold airconditioning unit and lighting.

Second floor is a vast open plan room with several windows to the front and side elevation. From this room the roof can be seen and

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it looks like it is in good condition. I would consider making further acomodation (summer kitchen/studio apartment/office). Doorway leading to utility room.

Utility room benefiting from 2 windows and a door to roof terrace numer 1, fairly recent roof, washing machine, scrub sink and lighting.

Roof terrace 1 is a spacious area perfect for hanging the washing out.

Roof terrace 2 has sea views, views of the mountains, views over the town, commands a sunny position, ideal for sunbathing or relaxing.

Potries is a authentic, Valencian, expat friendly village with just over 1,100 inhabitants (Jan. 2024). Being a small village it suprisingly has almost everything you need: from a bakery and a butcher, bars and restaurants, a pharmacy, doctors, primary school for your kids, a music school, a cultury house, a museum and a lot of culture and history in the old town. You find the highway to Alicante or Valencia within 10 min. driving. The beach is a 15 min. drive away.

Find more information of our town prescription on our website <https://www.hello2spain.com/potries.html>.

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