



H2S3829

Town house in Villalonga

75,000€

BUILT IN 1927. BUILD SIZE 152M<sup>2</sup> CATASTRAL

3 BEDROOMS, 1 BATHROOM

GARDEN, 2 ROOF TERRACES

WORKSHOPS, STORE ROOMS

VERY CHEAP HOUSE

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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**

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

This is a very cheap house. Yes, it needs some work, but is habitable and has a roof terrace and garden. If you have a tight budget then this is a good price for a house in walking distance to the town and a spacious roof terrace.

Situated in the old town of Villalonga this house is on a typical Spanish street with some parking, however it is not guaranteed, there are other parking areas for the old town.

The main door leading into the reception hall. With exposed timber beams and high barrelled ceilings.

Bedroom 1 on the ground floor off the reception hall with a window to the front elevation and lighting. Exposed timber beams and barrelled ceilings.

Lounge dining room with original exposed timber beams and high barrelled ceilings, open fireplace, door to the kitchen and glass doors to the rear garden.

Kitchen would benefit from updating with a double sink, free standing cooker, window, lighting and stairs to the 1st floor and door to the bathroom.

Bathroom with a bath and shower over, W.C, bidet, wash basin and door to the courtyard.

Utility room with a scrub sink and plenty of space for a washing machine and further storage.

1st floor with 2 bedrooms to the front elevation, both with lighting one with a window and the other with a Juliette balcony.

2nd floor is the roof terrace which has beautiful views over the mountains and has a fixed awning which if you want to remove for more natural sunlight it would be possible to do this. The terrace has space for tables, chairs, sun loungers and plenty of entertaining space.

Rear garden has fruit trees, grape vines and at the rear is a useful workshop, store room. This store room would benefit from either being made into further accommodation or used as a summer kitchen, dining room.

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