



H2S3834

Town house in Rafol de Salem

85,000€

CHARCTER TOWNHOUSE BUILT IN 1925

165M<sup>2</sup> BUILD WITH A COURTYARD & ROOF TERRACE

3 BEDROOMS, 2 SHOWER ROOMS

ORNATE WOOD BURNER IN KITCHEN FAMILY ROOM

EXPOSED TIMBER BEAMS AND BARRELLED CEILINGS

CENTRAL HEATING & DOUBLE GLAZING

NO WORK REQUIRED A TRULY BEUATIFUL 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.

**LA LEY DE DESCRIPCIONES ERRONAS DE PROPIEDAD DE 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.

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Character townhouse in the pretty village of Rafol de Salem and in walking distance of the towns, mini supermarket, swimming pool, medical centre, restaurant and other facilities. With 3 double bedrooms, 2 bathrooms, courtyard and roof terrace. No work required unless you wish to put in a studded wall on the 2nd floor to divide bedroom off from Utility.

The approach has on street parking and as it is a small village people are respectful of each other.

The entrance has a double-glazed window to the front and door leading into the sitting room.

Sitting room with barrelled ceilings, window to the front, stairs to the first floor, door to shower room, step to the kitchen family room.

Kitchen family room is a very beautiful room with the kitchen one end and seating and dining the other. A range of base and wall units, upright fridge freezer, fitted oven, hob and extractor, barrelled ceilings, ornate wood burner, sliding patio doors to the courtyard.

Courtyard is very pretty with a BBQ area and space for seating and dining.

Shower room on the ground floor with a shower, W.C, wash basing and lighting.

1st floor landing with doors to bedrooms 1 & 2, family shower room and stairs to the 2nd floor. The flooring is beautiful which continues through into the bedrooms and shower room.

Bedroom 1 is a generous suite with sleeping one end and triple patio doors overlooking the patio and a dressing area the other side of the bedroom. Barrelled ceilings with exposed timber beams.

Bedroom 2 is another generous size bedroom with a patio door to the front balcony, exposed timber beams and barrelled ceilings.

Shower room with a walk-in shower, W.C, vanity unit with cupboard and drawers beneath and wall mirror over.

2nd floor would benefit from a partition wall to divide bedroom 3 off from the utility area. Currently the room is open with 2 windows to the front elevation, original timber beams, views over the valley. The owner uses this room as an art studio for painting. The other part of his room has the washing machine, hot water cylinder and door leading to the roof terrace.

Roof terrace with a storage area and an area for sunbathing and relaxing.

The house benefits from double glazing and central heating, character, yet with the updated shower rooms and patio doors and there is no sign of damp! The roof is in good condition with no sign of water leaking. It has been a loved home for the last 20 years. The owners live in another town and as they are getting older, they would like to release the equity in the property.

The town is really charming, the people are friendly and the local countryside for walking and hiking are stunning.

The town (village size) has an infant school, restaurant, municipal swimming pool, football, padel courts, bakers, supermarket, weekly market, church and various other useful amenities.

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