



H2S3835

Town house in Rafol de Salem

65,000€

TWO ROOF TERRACES AND PRIVATE GARDEN

6 BEDROOMS, 1 BATHROOM.

NEEDS THE GROUND FLOOR TO BE DAMP PROOFED

BUILDER AVAILABLE TO QUOTE IF REQUIRED

2 RECEPTION ROOMS, KITCHEN NEEDS UPDATING

BATHROOM NEEDS REPLACING

IBI 300€ PER YEAR. 180M² BUILD BUILT IN 1940

VIDEO AVAILABLE ON YOU TUBE

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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 y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. 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.

If you have a tight budget and want a large house with a garden and roof terrace with amazing views towards the mountains. Then look no further. This house is 180m² with 6 bedrooms, 1 bathroom, 2 reception rooms. Needs the ground floor damp proofing. Maybe put a bathroom in upstairs and remove a bedroom for this.

The approach to the property has the main door leading into a hall.

Reception hall with space for chairs, hanging coats and storing shoes.

Sitting room with an open fireplace, ceiling lighting, door to bedroom 6.

Bedroom 6 is a twin bedroom, with a window to the front and lighting. If you do not need this bedroom then I would consider removing and opening up the sitting room.

Inner hallway with stair to the 1st floor, 2 steps up to bedroom 5 with an internal window.

Dining room with patio doors to the rear garden, door to the kitchen.

Kitchen with a range of base and wall units, built in dresser for displaying glasses, free standing cooker, door to the shower room.

Shower room with a door to the garden, walk in shower, W.C, wash basin and lighting.

Garden is a nice size and perfect for a hot tub or growing vegetables or making it really beautiful and somewhere you would love to sit and enjoy your home.

Utility room next to the shower room and accessed from the garden is in need of fixing, maybe knock down and rebuild. Not a big job as it is on the ground and no building above.

1st floor landing with access to the roof terrace and 4 further bedrooms.

Bedroom 1 is a double bedroom at the front of the house with a window.

Bedroom 2 is a twin bedroom with a window to the front elevation.

Bedroom 3 is another good size bedroom with a window to another bedroom.

Bedroom 4 is a single bedroom with a window to the rear.

There is no bathroom on this floor, so maybe consider putting one in and removing one of the bedrooms.

Roof terraces. Terrace 1 is a good size with lovely views to the mountains. Space for table and chairs and sunbathing.

Terrace 2 is another generous size terrace perfect for sunbathing and enjoying the views over the mountains.

The house is cheap even though it is in need of work. The owner does not want to negotiate on the price as they know it is a big house and the location is very good.

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