



H2S3837

Town house in Alcalali

195,000€

MODERN TOWNHOUSE WITH 3 DOUBLE BEDROOMS

GARAGE AND STORE ROOM

OPEN PLAN LOUNGE KITCHEN WITH A BREAKFAST BAR

AMAZING VIEWS TOWARDS THE MOUNTAINS

VERY SUNNY PATIO TO THE FRONT AND SHADED PATIO TO THE REAR

EXCELLENT LOCATION ON THE OUTSKIRTS OF TOWN

IBI 136€ BASURA 87€ BUILD 93M<sup>2</sup> BUILT IN 2007

VIEWING RECOMMENDED

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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, 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.

**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.

A rare opportunity to buy a house in the desired town of Alcalali with very little work. 3 double bedrooms, 2 shower rooms, garage, store room, front patio and rear utility. 1st floor terrace with amazing picturesque view of the local mountains. Central air conditioning.

The approach to the house is via a pedestrian gate which leads into a small courtyard with a very sunny position. A few steps up to the main canopied porch and door leading into the reception hall.

Reception hall with doors to bedroom 3, shower room 2, stairs to the first floor and open arch to the sitting room.

Sitting room with patio doors to the front elevation and stunning views towards the mountains, lighting and a breakfast bar to the kitchen.

Kitchen with a range of base and wall units, single sink and drainer with a mixer tap over, fitted oven, hob and extractor, space for upright fridge freezer, lighting, window and door to the rear patio.

Rear patio has the utility area with space and plumbing for the washing machine and the hot water cylinder. and a store cupboard.

Bedroom 3 is on the ground floor with a window to the rear and built in triple wardrobes and lighting.

Shower room 2 has a walk-in shower, W.C, vanity unit with wall mirror and lighting over and a window.

1st floor landing is light with glass windows and a patio door to the terrace and doors off to:

Bedroom 1 is a lovely main bedroom with sliding patio doors leading to the terrace with beautiful views over towards the mountains and surrounding countryside. 3 sets of double built in wardrobes, ceiling fan and light.

Shower room 1 has a walk-in shower, W.C, bidet, vanity unit with wall mirror and lighting over and a window.

Bedroom 2 is another double bedroom with 2 sets of built in wardrobes and a window. Ceiling lighting and fan.

Garage with a lot of space for a car and maybe a motorcycle. Also, a store room which is ideal for bicycles, padel boards, surf boards etc.

The house is in walking distance of the towns' amenities and local restaurants. The municipal swimming pool has a gymnasium and other sporting activities.

The town has plenty of traditional fiestas and is very friendly.

Coffee shops, mini supermarket, doctors, chemist and various other stores.

I can highly recommend this house; I personally think it is a very good house for the money and the location is perfect. Outskirts of town but you can be part of everything is you want to.

Please do not miss out on this opportunity.

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