



H2S3666

Town house in Adsubia

150,000€

2 DOUBLE BEDROOMS AND A DRESSING ROOM

VARIOUS TERRACES INCLUDING BBQ TERRACE

COMMUNAL POOL WITH PLENTY OF SUNBATHING SPACE

POOLS SHARED WITH 18 PROPERTIES

FRIENDLY URBANISATION WITH RESIDENTS ALL YEAR

OFF ROAD PARKING, IDEAL FOR BICYCLES

COMMUNAL FEES 800€ PER YEAR. IBI 135€. BASURA 93€

BUILD 85M<sup>2</sup> AND PLOT APPROXIMATELY 200M<sup>2</sup>

BUILT IN 2003. POST BOX 55€ PER YEAR [Hello2Spain.com](http://Hello2Spain.com)

**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 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 ERRÓNEAS 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 lovely light and airy modern end of terrace town house in Adsubia, near Pego. With off road parking, various terraces for dining, entertaining, sunbathing and a BBQ terrace. 2 double bedrooms and the main bedroom with a dressing room. 3 bathrooms, utility room with a shower room. Communal swimming pool

The approach to the house is via a cul de sac location and a few steps leading to the porch. Porch has lighting and a security door. Main door leading into the sitting room.

Sitting room with a wood burning as a main feature in the corner of the room, dining area, patio doors leading to a dining terrace and a window to the side elevation overlooking the beautiful countryside. Barrelled ceilings with exposed timber beams and two ceiling lights. Open arch leading to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, single sink and drainer with a mixer tap. Space for upright fridge freezer and a window to the front elevation.

Guest cloakroom with a W.C, wash basin and a window.

Terrace of sitting room has plenty of space for entertaining and spectacular views over the valley and towards Adsubia and Pego. Outside lighting, gate leading to the parking space.

Parking space is ideal for a vehicle or even put a shed for securing bicycles or outdoor equipment.

Downstairs inner hall with doors off to:

Bedroom 1 has a lovely dressing room; this would be ideal if you have small children and want them to be close or use it as it currently is as a dressing room. Doors leading out to a small terrace and access to the utility room. There is also a separate access to the utility room from outside and the steps down the side of the property. Open arch to the main bedroom. The bedroom has a window and lovely views over the countryside and an air conditioning unit.

Bedroom 2 is a double bedroom with patio doors overlooking the countryside and the valley. Ceiling lighting and fan.

Family bathroom with a full-length bath and shower over, W.C, bidet, wash basin with wall mirror over. Walk in closet used as an airing cupboard.

Utility room with a walk-in shower, W.C, wash basin and space and plumbing for a washing machine.

Gardens have various terraces, BBQ terrace, dining terraces and plenty of entertaining spaces. The house is on the mountainside and is not suitable for people with walking restrictions. It is however ideal for fit and healthy people who like cycling, walking and enjoy outdoor pursuits. It is also possible to walk to the main town via a country lane.

Communal pool has plenty of space for sunbathing and relaxing.

The local area has plenty of walking routes, cycling routes and the town of Adsubia is so pretty with several bars, restaurants, medical centre and some small shops. The main town is Pego and that is about a 5 minute drive away which has the major supermarkets.

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