

## Country House for sale

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Price: €170,000

Bedrooms: 3

Bathrooms: 1

M2 Living: 100<sup>2</sup>M2 Plot: 2697<sup>2</sup>

M2 Terrace: -

Address: Archez,

Located close to the small, picturesque village of Archez, this rustic country house is situated in a peaceful location overlooking the surrounding countryside. The property has 3 bedrooms, bathroom, traditional rustic kitchen, lounge dining room and a covered front terrace. The property is located on a large plot, which has been planted with a number of fruit trees to the front and rear of the property including kumquat, olive, avocado, lemon orange and almond. Turning off the main Archez to Salares road you approach the house along a good concreted track which winds down to the property through part of the tree plantation. You arrive at a gravelled parking area and a pergola covered car port to the side of the property. There is space here for 3/4 motor vehicles. The main entrance of the property is accessed to the front via a covered outdoor terrace. As you enter the house you arrive into an open plan lounge/dining room with dual aspect, making the room light and airy. There is space in here for living room furniture as well as a dining room table and chairs to seat at least 6 people. This room is fitted with air conditioning. Adjacent to the living room is the kitchen, which is in the traditional Spanish style with granite work surfaces. The kitchen is fully fitted with a gas hob and extractor over, washing machine, fridge freezer and a double sink. As with the living area the kitchen is dual aspect providing plenty of natural light. From the living area an archway leads to a hallway, with the bedrooms and bathroom leading off it. At one end there is the master bedroom, which is a good sized double bedroom with space for a double bed, wardrobes, chest of drawers and other bedroom furniture such as bedside cabinets. A window to the side of the property provides natural light. Along the hallway and adjacent to the master bedroom you will find the bathroom. This is a good sized room fully fitted with toilet, hand basin with vanity unit and a shower. Further along the hallway is a 2nd double bedroom and at the other end of the corridor a 3rd double/twin bedroom both with space for a double bed and bedroom furniture. Outside the property opposite to the approach there is a covered outside kitchen area with a brick built barbecue and a large storage shed. There is an open space where you could put sun loungers to take in the summer sun. Adjacent to this there is a large water deposit providing water to the fruit tree plantation, which extends above and behind the property and also sloping downhill to the front. There is also space to have a vegetable garden. This is a great property in a peaceful location and of interest to anyone who would also like to tend and harvest fruit trees throughout the year. For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide therefore they are not binding or contractual. Features \* Parking \* Terrace \* Large plot \* Easy Access

