

Country House for sale

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Price: €199,000

Bedrooms: 2

Bathrooms: 2

M2 Living: 93²M2 Plot: 400²

M2 Terrace: -

Address: Canillas de Albaida,

This property is located a short drive from the villages of Canillas de Albaida and Archez with easy access. It is situated in an elevated position affording views to the countryside and across to Canillas de Albaida. The backdrop to the property is the impressive mount La Maroma and the natural park and its excellent hiking trails. The property has a main en suite bedroom and a unique, characterful gallery bedroom built into the ceiling of the property. The property is very rustic in design with bare brick and plaster walls as well as beamed ceilings. Outside there is a kidney shaped heated pool and terrace area as well as a brick built barbecue. You approach the house from one side and to a gated driveway with space for a motor vehicle. To the front of the property you enter via the main door into a small reception area. To the right as you enter there is a compact kitchen with a breakfast bar on two sides of the kitchen with brick arches above. The kitchen units are in a cottage style with an electric oven with a gas hob and extractor above and an integrated fridge. There is a small butlers sink and a stone built wine rack. Ahead there is an open plan lounge and dining area with brick and plaster walls giving a rustic feel coupled with beamed ceilings. There is built in wood burner providing heat during the winter months. Just off the lounge a door leads into a family bathroom fully fitted with a shower cubicle, toilet and sink with vanity unit. In here you will also find the electric water heater for the property. Gallery Bedroom Staircase Adjacent to the bathroom a wooden staircase leads up to the gallery double bedroom, which has a pitched, beamed ceiling and wooden railings overlooking the kitchen and breakfast bar below. The room has wooden flooring as well as wooden fitted wardrobes and has space for other bedroom furniture and an occasional chair. Off the lounge area a large wooden door leads into a small hallway and then into the master double bedroom, which has a small decorative inset above the bed. The ceilings are beamed and there is ample space here for a large king sized bed as well as wardrobes and storage drawers. Double part glazed doors lead out from the bedroom to a covered, wooden beamed pergola with seating. From here a door leads into the en suite bathroom fully fitted with a hand basin, toilet and 3/4 bath with a shower over. There is a storage cupboard housing the water heater for the bathroom as well as cupboard housing a washing machine. In the roof space above the bathroom, with a door from the bedroom, there is a loft space for storage. Outside the property wooden fencing surrounds the large terrace area and swimming pool. There are some plants and shrubs surrounding the area as well as potted plants and planted trees within the area providing natural shade. There is also a pergola covered seating area for dining alfresco or relaxing in the shade. Adjacent to here you will find an outside storage cupboard for garden furniture and outside items. Opposite here you will find a brick built barbecue and work surface for preparing food alfresco. This property is of a unique design and layout and

would appeal to anyone looking for a home offering something different in layout and design. 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 * Pool * Sea View

