

## Townhouse for sale

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Price: €149,950

Bedrooms: 3

Bathrooms: 2

M2 Living: 150<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Salares,

This superbly presented, rustic townhouse is located close to the centre of the picturesque village of Salares. It has been tastefully restored in a traditional rustic Spanish style. There is easy access to the property from the main street running through Salares and up steps from the parking area leading to the main entrance of the property. It is also possible to drive a car to the house. The property is spread over 3 floors with a separate annex room with its own access from the street or alternatively via a courtyard in the main property. Patio Mural Including the annex room the property has 3 bedrooms and 2 bathrooms. There is a good sized lounge plus an ante room/study. There is a terrace accessed via an internal patio as well as a large roof terrace with an outside kitchen/barbecue area and lovely views across the village and the mountains behind. On entering the property you arrive into a modern fitted kitchen, which is fully fitted with an induction hob with extractor over, electric oven, integral dishwasher, fridge freezer and microwave. There is a single sink unit and the work surfaces are granite. The ceiling of the kitchen has white wooden beams giving a rustic, country feel. Just off the kitchen under the stairs leading up to the 1st floor there is a guest shower room fully fitted with a shower cubicle, toilet and hand basin with vanity unit. From the kitchen through a wooden beamed archway you arrive into a good sized lounge/dining room. There is space in here for a 3/4 seater sofa, dining room table and chairs for at least 6 people as well as occasional lounge furniture. In one corner the room has a eco-friendly pellet burner providing heating during the winter months. From the lounge, glazed, double doors lead outside to an internal patio area, which has steps leading up to one of the roof terraces with views over the main street of Salares. Also off the patio, a part glazed door leads into a separate room, currently being used as a store room but this could easily be utilised as a further bedroom. There is separate access to this room from the main street around the side of the property from the main entrance. Back to the kitchen where a stairway leads up to the 1st floor where you arrive in an ante room adjacent to the second lounge. This ante room could be utilised as a study/office. As you arrive in this room there are double, wooden doors leading out to a Juliet balcony overlooking the street and the main street of Salares. In the opposite corner there is a free standing log burner and traditional windows provide light into the room. From here there is a spiral staircase, which leads up to one of the 2nd floor bedrooms. From the study a wooden beamed archway leads through to a large lounge with large part glazed wooden doors leading to a Juliet balcony over the street below and providing natural light to the room. This is a spacious room with a tiled, stone stairway at the far end leading up to the main bedroom on the 2nd floor. This is a good sized room with space for a double bed as well as a wardrobe set into a recess in the wall and additional traditional storage space. There is also room for a dressing table and

chest of drawers. Spiral Staircase Off the main bedroom a door leads into a Jack and Jill bathroom fully fitted with a shower cubicle, toilet and hand basin with vanity unit. There is space here for additional bathroom shelving for storage. At the opposite end of the bathroom a second door leads into the 2nd double bedroom. This bedroom is also accessed from the 1st floor study off the lounge via the metal spiral staircase. There is space in here for a double bed, chest of drawers, wardrobe and occasional bedroom furniture. Double wooden doors lead out to a Juliet balcony overlooking the street. The spiral staircase continues up from this room and out onto the large roof terrace with panoramic views over the village, countryside and the mountains surrounding the village. This is a large outdoor space with room for sun loungers to take the summer sun as well as outside table and chairs. There is an outdoor work surface with sink as well as electricity points where you could plug in an outside refrigerator and other appliances. There is space here for a barbecue which would result in having everything you need to cook and dine al fresco while enjoying the views. This is a really superbly restored property with rustic features such as wooden beamed ceilings and dark wood doors and windows throughout. It has great outdoor space with two roof terraces and the option to offer a holiday rental with the separately accessed. It has to be seen to appreciate its charm. 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 \* Terrace \* Separate Accommodation \* Easy Access

