

## 3 slaapkamer Gezinswoning Te koop in La Font de la Figuera, Valencia

89.995€



Are you seeking a versatile property with endless possibilities in the charming town of La Font De La Figuera? Look no further! We present an exciting opportunity featuring a 238m<sup>2</sup> Garage/Warehouse with an office, and a 115m<sup>2</sup> Townhouse, all conveniently situated in this picturesque locale.

### Property Overview:

**Garage/Warehouse:** The garage, originally constructed in 1967, spans an impressive 238m<sup>2</sup>. Currently, it operates as a metalworking business (business not included in the sale). The garage boasts exceptional access to the main road and is equipped with a new motorized garage door for added convenience. Wooden beams grace the ceiling, lending an appealing aesthetic to the front area, while a double-height warehouse at the rear offers ample storage space.

**Townhouse:** The 115m<sup>2</sup> townhouse, with its unique connection to the office, provides a seamless transition from work to living. Alternatively, it has a separate entrance from the road, offering you the freedom to choose how you utilize the space. To access the living area, you ascend a set of stairs and step into a welcoming entrance hall complete with built-in storage, creating an organized and tidy first impression.

### Property Condition:

While the property is generally in good condition, it is worth noting that it would benefit from some renovation and customization to fully unlock its potential. Consider this a canvas upon which you can imprint your vision. Key areas for improvement include:

**Windows:** New windows are recommended to enhance energy efficiency and aesthetics.

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|---|--|---|
| <input type="checkbox"/> Bekijk virtuele rondleiding        | <input type="checkbox"/> Bekijk videotour                | <input type="checkbox"/> 3 slaapkamers                    |
| <input type="checkbox"/> 1 badkamer                         | <input type="checkbox"/> 115m <sup>2</sup> Bouwgrootte   | <input type="checkbox"/> 238m <sup>2</sup> Perceelgrootte |
| <input checked="" type="checkbox"/> Outside Space - Terrace | <input checked="" type="checkbox"/> Heating - Solid Fuel | <input checked="" type="checkbox"/> Parking - Garage      |
| <input checked="" type="checkbox"/> Close to Schools        | <input checked="" type="checkbox"/> Country Views        | <input checked="" type="checkbox"/> Good Transport Links  |
| <input checked="" type="checkbox"/> Mains Electric          | <input checked="" type="checkbox"/> Mains Water          | <input checked="" type="checkbox"/> Mountain Views        |
| <input checked="" type="checkbox"/> Working Business        |  |   |