



## 2 Villamr t m , Am ei 1na e49 . , 04a, 4e€C cao.4 pS&ssh

This house is set in the stunning Barinas Valley, in a small hamlet just 10 minutes' walk to the town of Barinas, where you will find plenty of Restaurants and Cafes to enjoy.

The property has two buildings, one is 186m2 and is used as a summer kitchen with eating area and bathroom, with a large storage space with electric shutter behind this. There is a small water heater for the bathroom.

Across the driveway we have the other main house, a lovely old Spanish property with entrance hall leading to three double bedrooms, and the living area which has a small ramp for mobility purposes, leading up into the fitted kitchen with dining table and larder room.

Further along we have the family bathroom with shower, and then the back door that leads out to a small terrace with utility area situated under the stairs to the first floor, with the gas heater for hot water, and the washing machine.

Upstairs we have the entrance to the first floor, which is an undeveloped area of 49 m2 that could be used as further storage, or into a second living area, a small apartment or large extra Bedroom.

The property has drainage installed for the kitchen and bathroom, and the property benefits from mains water and mains electricity.

Set on a small plot of 316 m2 with plenty of parking outside both properties.

There is also a small piece of land which comes with the plot at the entrance to the hamlet, which is 36m2.

<b>3</b>	3 bedrooms	<b>2</b>	2 bathrooms	<b>b</b>	136m <sup>2</sup> Build size
<b>e</b>	316m <sup>2</sup> Plot size	<b>d</b>	Swimming Pool	<b>d</b>	Barbecue
<b>d</b>	Partially furnished	<b>d</b>	White goods	<b>d</b>	Fireplace
<b>d</b>	Mains electric	<b>d</b>	Mains sewerage	<b>d</b>	Mains water
<b>d</b>	Walking Distance To Town	<b>d</b>	Water deposit		