

## 5 bedroom Country House for sale in Partaloea, Almería

90,000€



Located in the sought after, traditional Spanish village of PARTALOEa, we are delighted to offer for sale this 5 bedroom, 2 bathroom two storey home for sale immaculately presented, this property is being sold unfurnished so perfect for you to put your individual "stamp" on it. The village is situated in the village of Partaloea in the Almanzora Valley in the province of Almeria which is in the autonomous community of Andalucia. Partaloea is a typical Spanish village offering a perfect blend of amenities all within walking distance of the house. The village has a small convenience store with butchers and fresh bread daily, a medical centre, pharmacy, two bars which serve food and host live entertainment, primary school, cash machine, fully equipped gym, outdoor gym and community swimming pool (both free to use) and sports field. In addition, there are regular deliveries into the village of fish, fruit & vegetables, gas bottles, bread and drinking water. The property benefits from double glazing, fly screens, window blinds and rejas (security grilles). On the ground floor is the ENTRANCE HALL, with access to a LIVING ROOM with air conditioning and a wood burner. On this floor you will find BEDROOM 1 which is a good sized double bedroom, an INNER HALL leads to the SHOWER ROOM, and BEDROOM 2 which has an EN-SUITE WC. The modern, fully fitted KITCHEN has a feature OPEN FIREPLACE, a good range of units with granite work surfaces and a PANTRY. There is a small UTILITY AREA which houses the electric water heater and has a functional sink. A MARBLE STAIRCASE leads to a large LANDING which would make an ideal OFFICE/STUDY. BEDROOMS 3 & 4 are located to the front of the house with views of the mountains and surrounding countryside. An INNER HALL leads to the BATHROOM which has a full suite with bath and shower over, a 5th BEDROOM and a further ROOM which could be used as an occasional bedroom or craft room for example and has a spiral staircase to the ROOFTOP SOLARIUM. Part of the solarium is covered and houses a water deposit and is ideal for storage. Imagine relaxing here on a balmy early evening sipping your favourite tippie admiring the beauty of the local area. At the front of the property, directly to the right is a small plot which could be made into an enclosed garden area, or used for off road parking. This is a great value property, and ideal for those who are looking for village life and rural living without being isolated.

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| <input type="checkbox"/> 5 bedrooms                    | <input type="checkbox"/> 2 bathrooms                       | <input checked="" type="checkbox"/> Air Conditioning Hot/Cold |
| <input checked="" type="checkbox"/> Charming Property  | <input checked="" type="checkbox"/> Close to all Amenities | <input checked="" type="checkbox"/> Close to Bars/Restaurants |
| <input checked="" type="checkbox"/> Entrance Hall      | <input checked="" type="checkbox"/> Communal Pool          | <input checked="" type="checkbox"/> Country Walks             |
| <input checked="" type="checkbox"/> Countryside        | <input checked="" type="checkbox"/> Electric Hot Water     | <input checked="" type="checkbox"/> Fitted Kitchen            |
| <input checked="" type="checkbox"/> Internet Available | <input checked="" type="checkbox"/> Lovely Views           | <input checked="" type="checkbox"/> Mains Electricity         |
| <input checked="" type="checkbox"/> Mains Sewage       | <input checked="" type="checkbox"/> Mains Water            | <input checked="" type="checkbox"/> Roof Terrace              |

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