

## 4 bedroom Townhouse for sale in Huescar, Granada

85,000€



Welcome to this very large townhouse for sale in central Huescar which offers a retail unit on the ground floor. The property is divided into 2 wings: one fully converted to offer 2 self-contained 2 double-bedroom apartments, and the second wing offers a renovation opportunity (part done) to expand on the family living home, or possibly convert to offer rental accommodation.

There are two courtyards, a grand entrance hall and also a large underbuilds that was previously a Bodega (wine cellar) with many original features remaining.

Externally the property looks impressive, however internally was even more of a welcoming surprise-the building offers 220 square metres of potential living space.

On the ground floor to the left is a self-contained retail unit-currently rented out giving a monthly income of €250.00.

This property is positioned in central Huescar, Granada, Southern Spain, giving easy access to all amenities that this historical town has to offer. Huescar is within the Granada Geoparque, offering hiking trails, archaeological sites, museums and not far from the stunning Lake Negratin.





We enter the property into a grand entrance hall and into the reception room. There are doors leading off this room to the underbuilds Bodega, back courtyards and the entrances to the left wing of the property. There is a beautiful staircase leading to the right wing with the 2 self-contained apartments.





The first-floor apartment offers two lounges, 2 double bedrooms, a modern and bright kitchen, bathroom with fitted bath. The lounge to the front has a Juliette balcony accessed by UVPC French doors. The front bedroom also has its own Juliette balcony-beautiful spots to enjoy your morning coffee while watching the town start its day.





The second lounge is fitted with a log burner and built in cupboards offering great storage and display spaces. Whilst being renovated, the current owners have kept some of the original features-wooden doors and more. These really help to maintain the original feel and character of this stunning building.

The second floor also offers an apartment with 2 double bedrooms, large open plan lounge and diner, modern fitted kitchen and bathroom. This floor has recently been refurbished and has previously been rented out.

We enter this apartment into the large lounge/diner - there is a fitted pellet burner and wall mounted electric heater. This room has the original ceiling beams exposed to add character, the ceilings are very high giving an

-  4 bedrooms
-  454m<sup>2</sup> Plot size
-  Terrace
-  Electric boiler

-  2 bathrooms
-  Balcony
-  Fully furnished
-  Storage room

-  386m<sup>2</sup> Build size
-  Fitted kitchen
-  Internet connection
-  Furnished