

## 3 bedroom Townhouse for sale in Yegen, Granada

160,000€



Renovated detached town house with garden and pool.

























This property situated in the village of Yegen, has access from street level or through the garden below. Double iron gates open to a parking area, to the right is the filtered swimming pool and to the left is an established, terraced garden accessed via stone steps. The natural, cottage style garden has a variety of fruit trees and area's for growing vegetables and flowers.

Further stone steps lead up to the side entrance to the house. This opens into a large dining room with traditional beams, floor tiles, a fitted wood burner and a door to the quiet street. Through a stone arch is the fitted kitchen with marble worktops, oven, hob, extractor, dishwasher, fridge/freezer and a larder cupboard. Double glazed doors lead out to a wonderful covered terrace and to an adjacent open terrace, both with fantastic views of the village and mountains.

The dining area has stairs to the upper floor landing, two double bedrooms and a large open living area. The master bedroom has two sets of double glazed doors making it light and airy, one set open to a private sunny terrace. The living area has a wood burner and doors to a lovely mosaic floored terrace with stone washbasin, seating and again wonderful views.

From the living area are stairs, with wooden handrails, down to a hall with access to a double bedroom, large bathroom and a utility area. There is also another door giving street access and a door to the same terrace that is accessed from the kitchen. The bathroom has double shower cubicle, bath, vanity unit, wc and bidet. The utility area has a traditional washbasin, washing machine and gas boiler.

The property is renovated to a high standard whilst keeping its rustic feel with chestnut beams, stone floor tiles and original features. It has double glazing throughout, mains water, electricity and drainage. There are also acequia rights for watering the garden.

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|  3 bedrooms                  |  1 bathroom                |  178m <sup>2</sup> Build size |
|  350m <sup>2</sup> Plot size |  Private Pool              |  Tranquil Location            |
|  Enclosed Patio              |  Water - Mains Connection  |  Mountain Views               |
|  South Facing                |  Roof Terrace              |  Private Entrance             |
|  Wood Burning Stove(s)       |  Parking Area              |  Close To All Amenities       |
|  Close To Village/Town       |  Acequia Rights            |  Citrus Fruit Trees           |
|  Patio                       |  Good Access Track         |  Wooden Beams                 |
|  Open Countryside Views      |  Sewage - Mains Connection |  Fenced Plot                  |