

## 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 | <input checked="" type="checkbox"/> Private Pool   | <input checked="" type="checkbox"/> Tranquil Location  |
| <input checked="" type="checkbox"/> Enclosed Patio   | <input checked="" type="checkbox"/> Water - Mains Connection                                   | <input checked="" type="checkbox"/> Mountain Views   |
| <input checked="" type="checkbox"/> South Facing   | <input checked="" type="checkbox"/> Roof Terrace   | <input checked="" type="checkbox"/> Private Entrance   |
| <input checked="" type="checkbox"/> Wood Burning Stove(s)  | <input checked="" type="checkbox"/> Parking Area   | <input checked="" type="checkbox"/> Close To All Amenities   |
| <input checked="" type="checkbox"/> Close To Village/Town  | <input checked="" type="checkbox"/> Acequia Rights   | <input checked="" type="checkbox"/> Citrus Fruit Trees   |
| <input checked="" type="checkbox"/> Patio  | <input checked="" type="checkbox"/> Good Access Track  | <input checked="" type="checkbox"/> Wooden Beams   |
| <input checked="" type="checkbox"/> Open Countryside Views   | <input checked="" type="checkbox"/> Sewage - Mains Connection                                  | <input checked="" type="checkbox"/> Fenced Plot  |