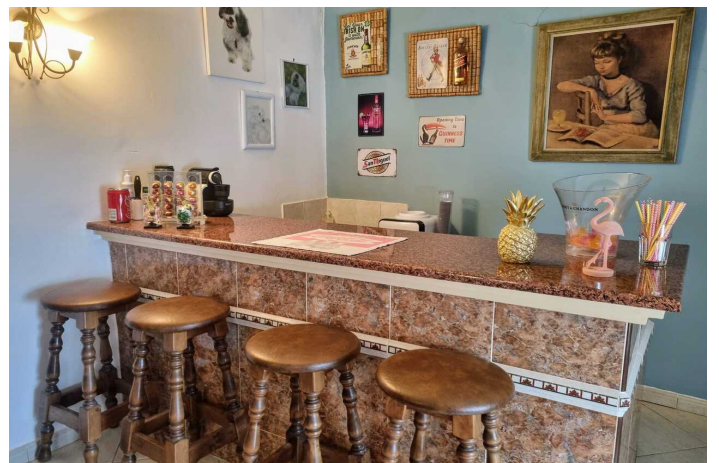




## Townhouse for sale in Partalaoa, Partalaoa

89,500 €

Reference: RS18409 Bedrooms: 3 Bathrooms: 2





## Inland Almeria, Partalao

This charming house which offers THREE BEDROOMS and TWO BATHROOMS is situated in the heart of the traditional, pretty village of PARTALOA which is located in the South East of Spain in Almeria Province. Offering a huge 208m<sup>2</sup> of accommodation, the property which has been mostly refurbished is key ready, with only decoration & plastering left to be completed. Whilst this village house oozes character, it also offers lots of extras to enhance modern living including fibre optic WiFi, USB electric sockets, hot and cold air conditioning, fly screens throughout, all white goods included (2 fridge/freezers, under counter fridge, microwave, new washing machine and tumble dryer, dishwasher, 5 ring gas hob, new oven & extractor fan, resin sink), updated electrics and plumbing, two new water heaters and all mains services connected. The current owners have managed to keep the charm that an old building such as this has yet add those little luxuries that make it home. The two storey accommodation offers flexible living and has ample space for two families making it the perfect option for a holiday home or a permanent residence. Rental accommodation is also in demand in this area so it's also one to consider for all you Landlords out there! Partalao is a typical Spanish village and has a lovely blend of permanent Spanish residents and other Nationalities. It is a tranquil setting to get away from it all yet comes alive in the Summer months with the many Fiestas and is known by some of the locals as "Party-Loa". Only 40 minutes from the beaches of Costa de Almeria and 50 minutes from Almeria airport (with Murcia International not much further), the village has everything you will need for day to day living including a VILLAGE SHOP & BUTCHER, PANADERIA, TWO BARS (both serving food and with live entertainment), VILLAGE SWIMMING POOL & CHILDREN'S POOL (free to use), MEDICAL CENTRE, PHARMACY, GYM (free to use), SOCIAL CENTRE/THEATRE, ATM, WEEKLY MOBILE BANK, PRIMARY SCHOOL, LIBRARY, CHURCH, TOWN HALL as well as regular deliveries of BREAD, FRUIT & VEG, FRESH FISH, GAS BOTTLES AND DRINKING WATER, and a small WEEKLY MARKET. The impressive looking DOUBLE FRONTED home offers the following accommodation: GROUND FLOOR:-ENTRANCE HALL which flows along the entire ground floor of the property. Either side of the front are TWO DOUBLE BEDROOMS. One is used by the current owners as a SECOND SITTING ROOM/OFFICE. The other bedroom with BEAMED CEILING has hot and cold air conditioning and benefits from an EN-SUITE SHOWER ROOM. Further along the hall is a DINING ROOM with an outside door leading to a small alley which is used as a WOOD STORE. To the other side is a very useful UTILITY ROOM/PANTRY. The next room we come to is the FITTED KITCHEN with a free standing BUTCHERS BLOCK, and an external door leading to a PART COVERED TERRACE which houses the washing machine and tumble dryer as well as a double fryer and plancha. This space would make a perfect OUTDOOR KITCHEN. Also off the kitchen is a CLOAKROOM/WC. Off the kitchen is a marble staircase leading to the landing of the FIRST FLOOR ACCOMMODATION. Here you will find a LARGE FAMILY BATHROOM with VANITY UNIT and bath with shower over. There is also a larger than average DOUBLE BEDROOM which has hot and cold air conditioning, with a door leading to the UPSTAIRS TERRACE, a beautiful place to relax with OUTDOOR FURNITURE (included in the sale). Upstairs we also find the best room in the house which is the LIVING ROOM (which is just short of 33 feet in length) with original BEAMED CEILING and a JUILET BALCONY it has ample space for a large dining table and has two main features. At one end there is a STUNNING LOG BURNER on a marble tiled plinth, and at the other is a BAR which as well as having obvious benefits also has a fridge and hand basin behind the bar with storage facilities. There is also hot and cold air conditioning in this room. You simply have to see this room and you will be charmed. The house is within a few minutes walk to all village amenities, yet located on a quiet street away from it all. VIEWING IS HIGHLY RECOMMENDED.