



## Duplex for sale in Los Gallardos, Los Gallardos

139.950 €

Referentie: R5289331 Slaapkamers: 2 Badkamers: 2 Plotgrootte: 106m<sup>2</sup> Perceelgrootte: 95m<sup>2</sup>





## Inland Almeria, Los Gallardos

An excellent opportunity to purchase a well-presented first floor duplex located within the established and popular community of Los Naranjos, in Huerta Nueva, Los Gallardos. Los Gallardos is a traditional working village offering a wide range of amenities including shops, bakeries, a school, medical centre, dentist, banks and a good selection of bars and restaurants, all within comfortable walking distance of the property. The community benefits from well-maintained, spacious landscaped gardens and a communal swimming pool, providing the perfect setting to enjoy the wonderful Spanish climate. Access to the home is via a set of stairs to the front door and into a welcoming hallway. Directly opposite is a spacious kitchen offering ample storage and workspace, complemented by a large window that provides plenty of natural light and ventilation. The kitchen is fully equipped with an oven, hob, extractor fan, fridge-freezer, dishwasher and washing machine. Adjacent to the kitchen is the family bathroom. This bright, fully tiled room benefits from a window and is fitted with a shower tray and overhead shower, hand basin and WC, making it practical and easy to maintain. Continuing along the hallway, you enter the open-plan living and dining area. This is a light and inviting space, enhanced by double glazed doors that open onto a private terrace. The terrace has been enclosed with windows, creating a versatile additional living area suitable for year-round use. An archway from the living area leads to the bedroom accommodation. The first bedroom on the right is a comfortable double with fitted wardrobes, fan light and AC (hot/cold) followed by the master bedroom, which is generously sized and also benefits from fitted wardrobes, fan light and AC (hot/cold). The master bedroom has a en-suite fully tiled and equipped with a bathtub and overhead shower hand basin and WC. From the living area, stairs lead to the upper floor where there is an additional room suitable as an additional lounge or use as an extra bedroom or home office/craft room. Doors on either side open onto a private solarium. This is a large and attractive outdoor space offering views over the community and the surrounding countryside, ideal for sun loungers, outdoor dining and enjoying the Spanish climate. There is a large high quality heavy duty retractable awning to shade a dining area. The property includes an allocated underground parking space with a large storage unit/shed. This duplex would make an ideal permanent residence, holiday home or investment opportunity. Contact us today by phone or message to arrange a viewing and avoid missing out on this fantastic property. \* 2 floors \* Build Size 95 m<sup>2</sup> \* Plot Size 106 m<sup>2</sup> \* Penthouse \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Part Furnished \* Air Conditioning \* Central Heating \* Private Terrace \* Roof Solarium \* Underground parking \* 15 minutes drive to the beach \* 2 minutes drive to the shops \* Communal fees: €84,60 per month \* IBI property tax: €125,48 per annum \* Refuse fees: €205,60 per annum



## Kenmerken:

### Extra's

Privé Terras

### Meubilering

Gedeeltelijk gemeubileerd

### Klimaatbeheersing

Airconditioning

Centrale verwarming

### Zwembad

Gemeenschappelijk zwembad