



# Almeria Homes



## **Casa Rosario - AH-13739**

Town House for sale in Albox

€116,400 — £99,103

Type: Town House / Terraced

Condition: Resale

Bedrooms: 5

Bathrooms: 3

Floor area: 167 m<sup>2</sup>

Land area: 225 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Lovely home

Perfect location

Stroll away from the centre

Large property

Situated in the heart of Albox, this charming terraced town house offers an exceptional opportunity for expats seeking a spacious and well-located property in Spain. Spanning 167 m<sup>2</sup> over two floors with a 225 m<sup>2</sup> plot, this lovely home is just a short stroll away from the town's main square and all essential amenities, including Mercadona, Lidl, and Aldi supermarkets, as well as communal and indoor heated pools.

On the ground floor, the entrance hall leads into a generously sized living room, perfect for relaxation or entertaining. This floor also features a large double bedroom and a twin room, providing ample accommodation options. A modernised shower room with a corner shower adds a touch of contemporary convenience. The ground floor is completed by a dining room with a cosy fireplace, a well-equipped kitchen, and a utility/pantry room. The kitchen opens out to a delightful courtyard, which includes a storage room, ideal for keeping outdoor equipment or seasonal items.

The upper floor boasts three spacious double bedrooms, providing plenty of room for family or guests. This floor also includes a full bathroom and another kitchen. The kitchen on this level has access to a terrace, where a staircase leads up to the roof terrace. The roof terrace offers fantastic views, making it an ideal spot for enjoying the pleasant Spanish climate.

The property's prime location in the most popular part of town ensures that you are always close to shops, restaurants, and other amenities, making day-to-day life convenient and enjoyable. While the property does not have its own swimming pool, the proximity to the communal and indoor heated pools in Albox means you can still enjoy swimming and other recreational activities.

With connected water and electricity, this town house is ready to move into with only some minor work to be done. Whether you are looking for a family home, a retirement retreat, or a sound investment, this well-situated property in Albox offers a perfect blend of space, comfort, and convenience.

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