



# Almeria Homes



## **Casa Molly - AH-13802**

Country House for sale in Albánchez

€84,995 — £72,988

Type: Country House / Semi-Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 3

Floor area: 96 m<sup>2</sup>

Land area: 30 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: Yes

Character property

Lovely views

Nearby parking

Wooden beams

Balcony

Sun terrace

Fully renovated and brimming with character, this home offers a delightful blend of traditional features and modern comforts, making it an ideal choice for those seeking a serene lifestyle in Spain.

As you approach the house, you'll notice the freshly rendered and painted frontage, enhancing its picturesque appeal. Parking is conveniently available in a shared area close to the property.

Inside, the spacious living room features a fan-assisted wood burner, wooden beams, and a stone-paved floor, creating a warm and inviting atmosphere. The well-sized kitchen is equipped with granite worktops, wooden doors, an oven, hob, extractor, fridge, double basin and a breakfast / dining area.

A staircase from the kitchen leads down to a versatile room offering storage space, a washing machine, double sink, and both a modern electric boiler with a backup gas boiler. From here, a door opens to a charming outdoor area, partly covered, providing ample seating, dining, and entertaining space with impressive views and privacy. Additionally, this level includes a bathroom with a jacuzzi bath.

Steps from the kitchen lead up to a small landing. On the right, you'll find the master bedroom, a large room with access to a balcony offering seating space and lovely views, as well as an en-suite wet room. The upper floor features a family shower room, a single bedroom with access to another terrace (via a window), and another bedroom divided into two rooms, allowing for flexible use as two bedrooms or a bedroom with a walk-in wardrobe.

Conveniently situated just an 18-minute drive (9 kms) from Albánchez town, a 23-minute drive (16.5 kms) from Arboleas town, and within a short 10-13 minute drive from a popular bar-restaurant, this country house provides a peaceful rural lifestyle with easy access to amenities.

Additionally, there is an option to purchase the land next to the property for around €3,000, which could be developed into a lovely garden or additional parking space. Embrace the charm of rural living in the Almeria countryside by arranging a viewing today to make this Spanish property your new home.

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