



# Almeria Homes



## Casa Flor - AH-13930

Town House for sale in Olula del Río

€35,000 — £29,442

Type: Town House / Terraced

Condition: Habitable

Bedrooms: 3

Bathrooms: 1

Floor area: 161 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: No

Bargain property

Parking nearby

Two storey

Roof terrace

2 or 3 bedrooms

Great location

This traditional three-bedroom, one-bathroom townhouse is situated in the charming old part of Olula del Río, offering a quiet and peaceful setting within a friendly community. The property is conveniently located within walking distance of all amenities, including shops, cafes, and restaurants, and provides parking by the door for a small car, with additional shared parking just a short walk away.

Set across two floors, the property requires renovation but offers plenty of potential to create a lovely home or holiday retreat. While the layout can be adapted to suit your needs, the house is functional enough to be lived in while updates are made.

On the ground floor, double doors open into an entrance hall, with a double bedroom immediately on the right. The hallway leads into a small living-dining room, and to the left, there is a kitchen-diner with access to a private courtyard. The kitchen is dated and would benefit from updating, but it provides a good base for improvement. From the courtyard, there is access to a useful storage room/utility area with plumbing, and steps lead up to the roof terrace.

Off the living room, there is another large room that could be used as a bedroom or additional living space, complete with built-in wardrobes and access to a shower room. The shower room requires modernisation and offers the opportunity to create a fresh, functional space.

Upstairs, there is a large room on the right, which could be converted into a master bedroom with an en-suite bathroom or used as a spacious living area. To the left, there are two additional rooms, one of which has access to the roof terrace.

The roof terrace is split into two sections, offering a lovely suntrap with beautiful views of the surrounding area. While the middle section technically belongs to a neighbour, it is currently used freely by the property as the neighbour doesn't have any way of accessing the terrace.

The property sits in a peaceful and characterful part of Olula del Río and comes with mains water, electricity, and the option to connect to the internet. With renovation, it has the potential to be transformed into a comfortable home or holiday property, offering an affordable way to own a property in Spain.

Priced to sell, this townhouse represents excellent value for money and would make an ideal project for anyone looking to create their dream home in a charming Spanish village. Viewing is highly recommended.