



# Almeria Homes



Located in the heart of Alanzora town in Almeria province, this charming terraced townhouse offers a unique opportunity for those looking to invest or settle in this quaint Spanish village. Boasting a substantial land size of approx. 440m<sup>2</sup>, this property features a total floor area of approx. 170m<sup>2</sup> and is divided into a 85m<sup>2</sup> house and an additional 85m<sup>2</sup> shop, both presenting versatile possibilities for future use.

The property is ready to be transformed into your dream home or business space. As you step through the front door, you are greeted by a spacious room leading to another sizable room with doors that open to the outside as well as connecting access to the shop area. This connection opens up endless opportunities for customization and expansion, as the former small supermarket could easily be integrated into the living space to create a larger residence.

Moreover, within the shop section lie yet more potential with a generous room and convenient toilet facilities. The outdoor areas of this property also offer further scope for development; there are ample spaces and outbuildings that could undergo conversion or renovation. Whether envisioning a lush garden retreat, a refreshing pool oasis, or even additional garage space, the canvas is yours to design according to your preferences.

Convenience is key with this property; situated centrally within Alanzora town, residents will find themselves just a leisurely stroll away from all essential amenities such as local shops, cafes, restaurants, and more. Parking arrangements are straightforward with designated shared areas located just outside the property for added ease and accessibility.

## **Casa Elegante - AH-14388**

Town House for sale in Alanzora

€63,000 — £54,306

Type: Town House / Terraced

Condition: Habitable

Bedrooms: 3

Bathrooms: 2

Floor area: 170 m<sup>2</sup>

Land area: 440 m<sup>2</sup>

Space for pool

Water: Ready for connection

Electricity: Ready for connection

Telephone: Possible to connect

Furnished: No

85m<sup>2</sup> house

85m<sup>2</sup> shop

440m<sup>2</sup> urban land

Parking nearby

Great price