



**Property type :** Townhouse

**Location :** Teresa De Cofrentes

**Area :** Valencia

**Bedrooms :** 5

**Bathrooms :** 0

**Swimming pool :**

**Garden :**

**Orientation :** East

**Parking :** Garage

**House area :** 195 m<sup>2</sup>

**Plot area :** 73 m<sup>2</sup>

**Solarium area :** 24 m<sup>2</sup>

**Airport :** 65

**Beach :** 65

**City :** 5

**Golf :** 15

✓ Mains Electric

✓ Mains Water

✓ Walking Distance To Town

✓ Walking Distance - Restaurant / Bar

✓ Mains Sewerage

Townhouse in the centre of Teresa de Cofrentes, requiring a reform throughout.

This property, because it is in the centre of the village has mains electricity and water has a connection to the building but not plumbed into the rooms etc.

The property has only been used for storage, but because of its position it would make an ideal family home, with up to 5 bedrooms very comfortably, or maybe even apartments.

It is situated within 2 minutes walk of the mini mart, plus a panaderia next to that. A bar is another 50 meters from the property, and serves good food.

The town hall and post office is 5 minutes away. In the other direction, you have a Pharmacia 5 minutes' walk and the School and Doctors surgery is also 5 minutes away.

Also in the Town there are three more bars, with food less than 8 minutes.

The Town also benefits from a brand new communal swimming pool, the largest in the area and comes with a gymnasium, and restaurant plus paddle ball court opposite.

The property consists of the ground floor 73m<sup>2</sup> mainly garage and storage, with stairs to the first floor, again 73m<sup>2</sup> with one large room plus three smaller ones.

The next Stairs lead to the second floor, this again is 73m<sup>2</sup> but was originally built with a 24m<sup>2</sup> patio area. This has since been covered but could of course be restored to the original design, so that you have a private patio area to enjoy the outside.

The ceilings are all wooden beams, and the roof is the same, but this needs attending to in places.

Teresa de Cofrentes is a municipality in the interior of the province of Valencia, close to the province of Albacete.

It has corners of great natural and scenic value, with areas of wide plains that contrast with forests that, like a natural blanket, cover mountains more than a thousand meters above sea level.

There are a few small bars and cafes in the town, a large sports centre with Pool, and some small shops for essentials.

The large Town or Ayora is only 10 minutes' drive from Teresa, and here is a good Hospital, schools, large Supermarkets, Banks, Restaurants and Cafés and is only 75 minutes from the beautiful Beaches of Alicante and the Airport.

The price of 36,000 is open to offers, as the owners are keen to sell.