



**Property type :** Townhouse

**Location :** Los Montesinos

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :**

**Garden :** Private

**Orientation :** South

**Parking :** Garage

**House area :** 175 m<sup>2</sup>

**Plot area :** 514 m<sup>2</sup>

**Airport :** 40min

**Beach :** 10min

**City :** 5min

**Golf :** 10min

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Fenced Plot

✓ Garage

✓ Mains Sewerage

✓ Mains Electric

✓ Walking Distance To Town

✓ Fireplace - Log Burner

✓ Utility Room

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Barbecue

✓ Terrace

This property is a traditional townhouse situated in the centre of the village of Los Montesinos, within walking distance of all local amenities. It's quite rare to find a property of this type and size, even if it does require some modernisation. The house is in fair condition; it is perfectly habitable just needs some TLC. There are some lovely original features, such as the high double opening front door which would look amazing if restored.

The house is approximately 175 m<sup>2</sup>, and is distributed in four double bedrooms, two bathrooms (one en suite), reception/living room, large kitchen with fireplace, separate dining room, and huge courtyard. All four bedrooms have outdoor windows; two are at the front of the house, the other two look out onto the courtyard. The plot the house sits on is over 500 m<sup>2</sup> which is extremely large for a town centre property. There is also a large closed garage at the side of the house with room for two cars plus lots of storage. The property is sold unfurnished.

An excellently priced property with huge potential, perfect for a restoration project to turn this into an incredible home!

Los Montesinos is just a fifteen minute drive by car from the big city of Torrevieja. It is located on Spain's sunny Costa Blanca coastline with its superb green flag beaches and an array of quality golf courses.

One of the attractions of Los Montesinos is its climate. During the coldest month of January, there could be a consistent temperature of 11C, a bit warmer than Alcoy. Up to an average of 27C during the hottest month of August, when temperatures can rise to around 40C. Even during the coldest months there is an average of six hours of sunshine each day, this rises to a daily average of 12 hours of sunshine during the day.

The cuisine on offer in Los Montesinos is largely based on products that can be described as Mediterranean in that they are grown locally or fished from the surrounding sea. The dishes are varied, balanced and above all, healthy. Typical dishes will include tapas, paellas and other seafood

