



**Property type :** Townhouse

**Location :** Ayora

**Area :** Valencia

**Bedrooms :** 6

**Bathrooms :** 1

**Swimming pool :**

**Garden :** Private

**Orientation :** East

**Views :** Town views

**Parking :** Street Parking

**House area :** 276 m<sup>2</sup>

**Plot area :** 153 m<sup>2</sup>

**Terraces area :** 25 m<sup>2</sup>

**Airport :** 75

**Beach :** 75

**City :** 5

**Golf :** 10

✓ Summer Kitchen

✓ Mains Water

✓ Fireplace - Log Burner

✓ Mains Sewerage

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ White Goods

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Furnished

This large property is set on a main street on the edge of town.

The ground floor consists of an entrance hall, with a double bedroom each side, then it opens out to a lounge diner with a wood burner plus a storage cupboard.

Following this there is a new American style kitchen with dining area and air conditioning, and an entrance into a part covered courtyard which has a bathroom and another small kitchen/lounge area.

The ground floor is in good condition and is habitable, and also upstairs half of the area which accommodate the three bedrooms is also in good condition and perfectly habitable, but the half with the two large storage rooms still need reforming including the roof but all is sound with no leaks. From the main lounge there are stairs leading to the first floor with a small bedroom halfway up, and then proceeds to the two large storage areas covering the width of the which need the work, plus the three double bedrooms.

The roof over the bedrooms has been renewed, but over the two storage areas it is still the traditional beams. There are no leaks in this area as the tiles etc have been kept in good order.

Some of the property would benefit from more modern wiring but a lot has already been done. The house is habitable, and includes furniture and fittings etc, and each floor measures 153 m<sup>2</sup>.

Ayora is a municipality in the interior of the province of Valencia, close to the province of Albacete. This beautiful Castle town has about 5,500 inhabitants, which makes the population the capital of the region.

You will find plenty to do in the area, from nature walks at the Caves de Don Juan, which has a camping site with many mountain and countryside treks mapped out, river boat rides, paddle boarding, and road tour trains, or walking tours that you will never forget.

There is a good Hospital, schools, large Supermarkets, Banks, Restaurants and Cafés and Ayora is only 75 minutes from the beautiful Beaches of Alicante and the Airport.