



**Property type :** Townhouse

**Location :** Ayora

**Area :** valencia

**Bedrooms :** 5

**Bathrooms :** 3

**Year built :** 1925

**Swimming pool :**

**Garden :** Private

**Orientation :** South

**Views :** Town views

**Parking :** Street Parking

**House area :** 346 m<sup>2</sup>

**Plot area :** 197 m<sup>2</sup>

**Airport :** 75

**Beach :** 75

**City :** 2

**Golf :** 10

- ✓ Summer Kitchen
- ✓ Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ Utility Room
- ✓ Partially Furnished
- ✓ Fast Internet & Phone
- ✓ Double Glazing
- ✓ Pellet Stove
- ✓ Terrace
- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Satellite Dish
- ✓ White Goods

This lovely Village townhouse has been lovingly reformed and cared for by the current owner, and is only a short walk away from shops, bars, cafes and restaurants.

The house is located on a small side street in the Medieval district very few passing cars and just two minutes walk away from one of the beautiful town squares.

The house is in excellent condition throughout and has been totally renovated whilst keeping much of its Spanish charm.

The property has a large, light feeling entrance hall, leading into the first living area, with another room first to the left, which could be a study, another bedroom or separate lounge. The main living room has a log burner fitted into the beautifully tiled grand fireplace, and a storage area for the logs. There is also a staircase to one part of the first floor, and a large double door that leads to the rear of the kitchen.

Through the next single doorway, we have another living and dining area, with another modern pellet burner, the fully fitted kitchen, an open plan design, with a large oven and built in microwave & hob and extractor, and finished with granite worktops.

From here we also have a bathroom, and a door that leads to the downstairs wine cellar, a good-sized room that has been rarely used, but stays very cool in the summer months.

From the other side of the living room, we have a large double bedroom, with a window that leads out onto the courtyard. The courtyard is fully enclosed and private, a great place to sit and enjoy the weather all year round, with protection from the wind through the winter, and a nice cool shaded area during the summer months.

It has a storage room for the pellet burners and leads to another large room used for storage and as a utility area, with the washing machine and dryer, and spare fridge freezer, which in turn leads out into another lovely courtyard, with arched brick seating area.

The first floor, accessed from the kitchen, we have a small room with artificial grass, leading to the open area overlooking the first courtyard, and another storage area. Back to the top of the stairs, and this area also leads to the first bedroom, a good sized double with en-suite bathroom. Through the second door in the bedroom, we come into the hallway, also accessed by the stairs in the living area. Here we have two more double bedrooms, a family bathroom, and then a large bedroom at the front with a Juliet balcony overlooking the street below.

Up to the second floor, here we have a large open room, with a fabulous terraced area outside to the front, with electric canopy and views of Ayora castle and the medieval area of the town.

From the other side of this room, we have another outside terraced area, with storage box and satellite dish, and with terraces both sides of the building, you can enjoy the sunshine throughout the day, or have somewhere to sit in the shade.

The property benefits from mains water, electricity and waste, and can receive a fast internet connection. Perfect to move straight into and enjoy the peaceful life in a beautiful village.

Please watch our video to appreciate the size and layout.

Both Alicante and Valencia Airports are 1 hour 15 minutes away.

The Castle Town of Ayora, located in the province of Valencia, is close to the province of Alicante & Albacete.

It has about 5,500 inhabitants, which makes the population the capital of the region.

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.

Please contact us for further information.