



**Property type :** Townhouse

**Location :** Ayora

**Area :** Valencia

**Bedrooms :** 7

**Bathrooms :** 2

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Town views

**Parking :** Street Parking

**House area :** 264 m<sup>2</sup>

**Plot area :** 171 m<sup>2</sup>

**Airport :** 75

**Beach :** 75

**City :** 2

**Golf :** 10

✓ Summer Kitchen

✓ Mains Water

✓ Double Glazing

✓ Barbecue

✓ Furnished

✓ Fast Internet & Phone

✓ Central Heating

✓ Walking Distance To Town

✓ Utility Room

✓ Mains Sewerage

✓ Mains Electric

✓ Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ White Goods

This surprisingly large property is in the old part of the Town, right on the edge so close to nature with a dried rambler just a few minutes walk from the house. Walking into the town plaza is just 8 minutes, where you will find a great selection of Restaurants cafés and shops with many specialising in local produce, and can treat yourself to their star product, Ayorian honey!

The townhouse is in the process of being cleared of a lot of items stored, but is in good habitable condition.

The property has a new front door and new double glazed windows throughout the downstairs with shutters, upstairs the windows are single glazed with fly screens and persianas.

Coming into the property from the front door, we have the entrance hall and off this there are two double bedrooms, currently used as storage.

The hall leads into a large lounge and dining room, and leading off from this is a good size fitted kitchen, with built in hob and freestanding cooker. Next we have the bathroom with shower, vanity unit and W/C.

There are two doors leading out to a good size courtyard, one from the kitchen and the other from the living room, the courtyard has a laundry room, followed by a boiler room which supplies the hot water to the house, plus central heating to the ground floor. Next to this is a larger room with the gas/oil tank plus storage, and then stairs leading up to another storage room.

From the Hallway there is a store room with stairs leading down to a bodega under the house.

From the lounge diner, there are stairs leading up to a landing area from which there are five more bedrooms, four of which are double, and one is a single. There is also a good size bathroom with bath and shower attachment, plus toilet and hand basin etc.

The roofs to this building are all in good condition, as is the rest of the house and there is air conditioning to some rooms but not all. Some furniture will be included in the price. Plenty of parking outside in the street, and a disability parking space is right outside. All mains facilities are connected, water electricity and waste and shops bars etc are within a ten minute walk. The main school is also within ten minutes walking. A large family home, with an asking price of 140,000 euros.

The area of Ayora is one of the safest places to live in Spain, with many expats in the surrounding towns, but mainly has a Spanish population with a lovely community feel and everyone looking out for one another.

Ayora is a municipality in the interior of the province of Valencia, close to the province of 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.