



**Property type :** Townhouse

**Location :** Ayora

**Area :** Valencia

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :**

**Garden :** Private

**Orientation :** East

**Views :** Town views

**Parking :** Street Parking

**House area :** 465 m<sup>2</sup>

**Plot area :** 282 m<sup>2</sup>

**Airport :** 75

**Beach :** 75

**City :** 1

**Golf :** 10

✓ Summer Kitchen

✓ Mains Water

✓ Annexe / Guest House

✓ Terrace

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Fireplace - Log Burner

✓ Solarium

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Barbecue

✓ Mains Sewerage

We are proud to present this large town house in the centre of Ayora. The property is rented out as a private residence at the moment, but lends itself to a number of options.

The ground floor is designed to be a commercial unit, such as shop, or restaurant, or if turned into small hotel then entrance hall plus lounge or dining area as there is a kitchen and utility area joining it. Area appx 129m<sup>2</sup>.

At the back there is a large patio, which is partly covered and has another entrance to the next street, ideal if running as a hotel so guests can come in late without disturbing other guests. In the covered part there is a B.B.Q chimney, plus seating area, and a cupboard which houses a gas/oil unit for water and heating. This area is about 160 m<sup>2</sup>.

There is a separate entrance off the street to the first floor which is in good condition with nice furniture. The floor consists of an entrance hall, lounge dining room, large kitchen, utility room, bathroom, and three double bedrooms.

Second floor is reached by stairs from the lounge/diner, and consists of another three bedrooms plus a large storage area, this floor needs a good clear out and some cosmetic work to make it habitable. There are stairs leading up to a

third floor which consists of three smaller bedrooms, and a large storage area, which is big enough to house three more rooms including a bathroom. There is also a balcony which faces the church, and at the back a large terrace. This property is an Ideal investment unit and including all the furniture etc and it's central position in a side street off the main town plaza offers good value. Overall registered size of the property including courtyards is 465m<sup>2</sup>.

Because of the position of the property, only a 2 minutes walk from the central plaza, with Restaurants, supermarket, pharmacy, shops and Café's bars etc it makes this a great position for a boutique hotel or guest house. All mains facilities are connected, water, electricity and waste.

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.