



**Property type :** Townhouse

**Location :** Ayora

**Area :** Valencia

**Bedrooms :** 2

**Bathrooms :** 0

**Swimming pool :**

**Garden :**

**Orientation :** East

**Views :** Town views

**Parking :** Garage

**House area :** 143 m<sup>2</sup>

**Plot area :** 45 m<sup>2</sup>

**Airport :** 75min

**Beach :** 75min

**City :** 2min

**Golf :** 10min

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Mains Water

✓ Mains Sewerage

This property is a blank canvas as a new reconstruction of a town house set in Calle del Granero with parking and is only a five minutes walk from the main plaza of Ayora.

There are three stories to the building, the first floor is currently being used as a storage area, with a small separate room at the back, and the next two floors have been completely rebuilt including a new roof, and these two floors are both large open areas at the moment, waiting to be laid out to the new owners needs. The rebuild is legal, and has mains electricity, water and waste available. New electrics will need to be installed throughout the property.

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 surprises visitors because it offers a number of complementary attractions. The traveller will discover a town full of history, clearly manifested in the richness of its historical and artistic heritage and the legacy of human presence from its most remote manifestations. Along with this rich heritage, mention may be made of the richness and abundance of the environmental and landscape resources.

The urban centre of Ayora extends around the town's castle, perched on a 640m hill populated with large boulders. Its urban centre is composed of various neighbourhoods which enable the visitor to appreciate the legacy of Ayora's history.

Unquestionably, Ayora's star product is honey. As Ayora is Spain's largest honey producer, honey can be tasted in all of its varieties in every corner of the town.

The castle of Ayora is located on an elevation in the centre of the town. Possibly built in the mid-13th century, following the Christian reconquest, atop an old Arab construction. The site consisted of a residential palace with four floors, two strongholds and a great keep, along with other areas for soldiers and servants, cisterns and gardens. The site was surrounded by almost a thousand metres of walls and defence towers.

If anything characterises Ayora, it is the richness of its natural setting. Shortly after leaving the town we are able to enjoy nature, the mountain ranges and nature trails and admire a wide variety of native species and animals.

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

