



**Property type :** Townhouse

**Location :** Caudete

**Area :** Castilla-La Mancha

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** East

**Views :** Town views

**Parking :** Street Parking

**House area :** 307 m<sup>2</sup>

**Plot area :** 242 m<sup>2</sup>

**Terraces area :** 10 m<sup>2</sup>

**Airport :** 45

**Beach :** 50

**City :** 2

✓ Summer Kitchen

✓ Mains Water

✓ Annexe / Guest House

✓ Furnished

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Fireplace - Log Burner

✓ Mains Sewerage

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Terrace

This property is located in a very quiet part of the town, just a 5 minute walk to the campo where you can enjoy peace and nature, and also just 5 minutes' walk to the town centre where you have supermarkets, Cafes and restaurants. The property is in the historic part of the town, close to the Plaza de Toros Arenas de Caudete, which is a famous Bullring built in 1910 and now used for celebrations and concerts in the Town.

The Townhouse has two entrances at the front, one takes you into the main house, the other entrance takes you into the long, open courtyard area that runs to the back of the property and has access to the first floor apartment and three story building at the back.

In the main house, there is a living room with log burner fireplace, a kitchen with separate pantry, a bathroom and two bedrooms.

Out into the courtyard, we have stairs to the first floor, where we have a small terrace area to sit outside, then into the living area, then the front part of the house is a large open room, which has had a brand new steel structure and new roof built, and this room currently has been divided just with one bedroom at the front, the rest can be divided to the new owners needs. Further back past the stairs, and we have another large room, this is a long room which also has just had a new roof fitted with concrete beams and bricks. Again, this area could be used for more living area or bedrooms and bathrooms etc.

Back downstairs and we have another large room, with new roof (The roof is the floor to the room upstairs with new concrete beams) and this room is used for storage, it could become a summer kitchen with the front opened up, or a small guest room or even part of the main two bedroom house.

Further back in the courtyard we have a three story building, this was built and used solely for poultry, but it does have the possibility of being reformed into more accommodation.

The courtyard is around 40m uncovered, and there is the possibility of removing the three story concrete building giving a space of 75m<sup>2</sup> and using this space to install a small swimming pool.

The main benefit of this property is the great location, within walking distance of everything you need, including the supermarkets and hospital, and just a few minutes' drive will have you on the main motorway with connections to Murcia & Valencia within an hour's drive, Alicante and the Airport is around 45 minutes, and Madrid is a straight drive, just over three hours away. There are also 2 train stations close by, one of which is a high-speed train that connects Alicante to Madrid and has bundles of things to do and visit.

Caudete is a lovely Spanish town, with large Supermarkets, plenty of cafés and Restaurants, and the English run indoor market and café every Saturday and Sunday.

Overlooked by the Sierra de la Oliva Mountains, where you can go walking along the paths of the wind turbines, with absolutely stunning views across the Caudete Valley.