



**Property type :** Townhouse

**Location :** Alguena

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 1

**Swimming pool :**

**Garden :** Private

**Orientation :** South

**Parking :** Street Parking

**House area :** 127 m<sup>2</sup>

**Plot area :** 179 m<sup>2</sup>

**Airport :** 40

**Beach :** 45

**City :** 2

**Golf :** 15

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Walking Distance - Restaurant / Bar

✓ Fenced Plot

We are proud to present this traditional Spanish stone house reform opportunity with large private garden in a peaceful village.

Located in the centre of Alguena, a small village close to Pinoso and the Hondon Valley. In the village you will find some lovely cafes and restaurants, two supermarkets, a Tobacconist, pharmacy, Butchers and a few other local shops.

The plot size is 179m<sup>2</sup> with 72m<sup>2</sup> build are on the ground floor, and potentially 55m<sup>2</sup> build area on the first floor.

The property currently consists of 2 Bedrooms, open hallway into the living area and with a staircase to the second floor, then a further room used previously for animals, then the good sized garden area. The stairs lead to the first floor which is two large rooms with a flat terrace area looking out over the rear garden that was used for animals, and is currently blocked in. Parts of the roof have collapsed in some areas. There is mains electricity and water connection available to the property, as well as mains waste that also needs reconnection.

The property is for sale at 39,995 Euros.

The connected property on the right hand side is also available for sale, (With the for sale board in the photos) and could give you a further 192m<sup>2</sup> of floor space consisting of the rear garden of 57m<sup>2</sup>, and the property of 135m<sup>2</sup>. The next door property is for sale at 29,000 Euros, but they could be brought together for 63,000 Euros. It is currently two large rooms and garden.

The town of Alguena has everything you need for daily life, it has a great community with a lovely old Spanish feel.

The nearby Town of Hondón de los Frailes is less than 10 minutes drive, and has a large population of British, Dutch and Belgium residents with many English speaking Bars, Cafes and restaurants to choose from. Also you can reach the larger Towns of Pinoso and La Romana in around 10 minutes as well.

Alicante Airport is 45 minutes drive, and Alicante City and the Beaches are around 50 minutes.

Please watch our video of the property below.