



**Property type :** Townhouse

**Location :** Barinas

**Bedrooms :** 3

**Bathrooms :** 2

**House area :** 213 m<sup>2</sup>

**Plot area :** 609 m<sup>2</sup>

- |                  |                          |                            |
|------------------|--------------------------|----------------------------|
| ✓ Mains Electric | ✓ Mains Water            | ✓ Walking Distance To Town |
| ✓ Fenced Plot    | ✓ Fireplace - Log Burner | ✓ Garage                   |
| ✓ Utility Room   | ✓ Terrace                | ✓ White Goods              |
| ✓ Mains Sewerage |                          |                            |

3 Bedroom, 2 bathroom urban house for modernising in Barinas. We are proud to offer for sale, this large traditional home in Barinas, ready for you to modernise to make a great family home.

Currently with a 3x2m splash pool, private gardens to the front and rear, twin doors, outside bathroom with garage area and other storage areas, as well as a laundry area.

As you enter the house, you are greeted with an entryway, with two bedrooms (one each side), which are both spacious. To the rear is the third bedroom and a corridor to the family bathroom with large shower, as well as the stairwell to the upper level. This upper level (not shown in the video) is currently undeveloped, but would make an amazing master suite, with room for a large en-suite and master bedroom, and a small private terrace.

Back below, the main lounge leads into the second lounge and kitchen, and the second doorway into the house.

Outside there is a large open patio with the pool fenced, which is in a nice shaded area, and the rear garden is open, and ideal for fruits and / or veggies.

