



**Property type :** Townhouse

**Location :** Barinas

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 1900

**Swimming pool :**

**Garden :**

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 136 m<sup>2</sup>

**Plot area :** 316 m<sup>2</sup>

**Airport :** 50

**Beach :** 50

**City :** 5

**Golf :** 20

- |                                       |                          |                            |
|---------------------------------------|--------------------------|----------------------------|
| ✓ Summer Kitchen                      | ✓ Fast Internet & Phone  | ✓ Mains Electric           |
| ✓ Mains Water                         | ✓ Water Deposit          | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fireplace - Log Burner | ✓ Barbecue                 |
| ✓ White Goods                         | ✓ Partially Furnished    | ✓ Mains Sewerage           |

This house is set in the stunning Barinas Valley, in a small hamlet just 10 minutes' walk to the town of Barinas, where you will find plenty of Restaurants and Cafes to enjoy.

The property has two buildings, one is 186m<sup>2</sup> and is used as a summer kitchen with eating area and bathroom, with a large storage space with electric shutter behind this. There is a small water heater for the bathroom.

Across the driveway we have the other main house, a lovely old Spanish property with entrance hall leading to three double bedrooms, and the living area which has a small ramp for mobility purposes, leading up into the fitted kitchen with dining table and larder room.

Further along we have the family bathroom with shower, and then the back door that leads out to a small terrace with utility area situated under the stairs to the first floor, with the gas heater for hot water, and the washing machine.

Upstairs we have the entrance to the first floor, which is an undeveloped area of 49 m<sup>2</sup> that could be used as further storage, or into a second living area, a small apartment or large extra Bedroom.

The property has drainage installed for the kitchen and bathroom, and the property benefits from mains water and mains electricity.

Set on a small plot of 316 m<sup>2</sup> with plenty of parking outside both properties.

There is also a small piece of land which comes with the plot at the entrance to the hamlet, which is 36m<sup>2</sup>.

The plot is set on a quiet street close to the town, with stunning views across the Valley.

