



**Property type :** Country house

**Location :** Teresa De Cofrentes

**Area :** Valencia

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :**

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Street Parking

**House area :** 339 m<sup>2</sup>

**Plot area :** 172 m<sup>2</sup>

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

**Airport :** 75

**Beach :** 75

**City :** 2

**Golf :** 10

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Walking Distance - Restaurant / Bar
- ✓ Satellite Dish
- ✓ Furnished
- ✓ Fast Internet & Phone
- ✓ Oil Central Heating
- ✓ Annexe / Guest House
- ✓ Terrace
- ✓ Mains Sewerage
- ✓ Mains Electric
- ✓ Walking Distance To Town
- ✓ Fireplace - Log Burner
- ✓ White Goods

This Stunning rural house has been fully restored throughout, beautifully done using traditional materials and wooden beams throughout and has been finished to a very high standard from top to bottom.

The House comes with 6 Bedrooms and 4 Bathrooms has the potential for a B&B or Boutique hotel with absolutely no work required, or if you are looking for a large Family home that is split into two separate living areas then this property has everything you need, and comes fully furnished as in the photos.

Located in the heart of the village of Teresa De Cofrentes, it currently has a ground floor home with 2 bedrooms and 1 bathroom, a lounge room with feature Fireplace, and a kitchen-dining room which leads out to the lovely open courtyard. The courtyard has a large storage room and a large workshop, and these are both open to the option of adding extra accommodation by transforming them into further bedrooms, or the storage area could be opened out to make an area for a small swimming Pool.

The first floor can be reached by its own entrance from the street, or via the stairway in the courtyard. This is the main house which is the top two floors has a total of four large bedrooms and three bathrooms plus two lounges, one of which is on the higher level and offers lovely views of the valley. There are also good size patios which allow planting of flower's etc, and access to the lovely views. Also we have another storage area here, which again could be easily converted into another bedroom if needed, giving you a possibility of 9 Bedrooms in total. The property has a total registered size of 270m<sup>2</sup>.

Throughout the house there is central heating fitted, with every room having radiators and has an oil powered boiler. The property is situated in the centre of the village and is within walking distance to the pharmacy, restaurant, Bakery and small supermarket, plus a clinic which is open five day's a week, plus bars with good food, a new salt water swimming pool, with gymnasium and a daily bus service to either Alicante, or Valencia, and also Almansa which has a main train service.

Parking is available outside the property for two vehicles, and you also have two parking areas around a two minute walk from the house.

The house is in a natural area surrounded by mountains and Olive groves with the possibility to practice all kind of mountain sports, climbing, hiking, mountain biking, etc and with various local activities including the tours of the local Caves and boat tours on the rivers, where we have some river beaches with Barbecue areas set out for everyone to enjoy.

At less than 90k Euros, and with the owners offering to leave absolutely everything in the property, from the beds and wardrobes to the table and chairs and everything you can see in the photos, you can move straight in and start enjoying the Spanish lifestyle immediately, and with the option of a potential business included this property really is good value for money.

Teresa de Cofrentes is a municipality in the province of Valencia, close to the province of Albacete, and has a church from the 17th century and an eighteenth-century hermitage.

It has corners of great natural and scenic value, with areas of wide plains that contrast with forests that, like a natural blanket, cover mountains more than a thousand meters above sea level. Natural areas such as La Hunde are an example of this valuable natural heritage of great ecological value, due to its rich flora, fauna and water sources.

The village has a supermarket, a pharmacy, bakery and a few restaurants and cafes, and the closest Bank and Health Center is in the larger Castle town of Ayora which only a 4 min drive from Teresa de Cofrentes.

Both Alicante and Valencia Airports are 1 hour 10 minutes away.

Please watch our video of the property!!