



**Property type :** Townhouse

**Location :** Sax

**Bedrooms :** 5

**Bathrooms :** 2

**House area :** 293 m<sup>2</sup>

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

We are proud to offer for sale, this unusual property option on the edge of the town of Sax. We have two houses, side by side, with one being in great condition, with 5 bedrooms (two downstairs), roof terrace and large open plan kitchen and living room, and a good sized house in poor condition, which, potentially could be reformed, we feel would be better to be removed, giving the main house a large patio and garage, with potential for a pool etc.

The main house is 199m<sup>2</sup> of build, on a 116m<sup>2</sup> plot, and has it's own garage access from the rear. The attached video shows the layout of this house, and it was fully reformed back in 2004 - with new wiring, plumbing etc. The kitchen is wired and plumbed, ready for you to install your own cabinets etc. There is also two zones on the outside of the house that can be easily linked to the ruin next door, so ideal as a patio, or potentially a two family situation.

The ruin has its own deeds, with 174m<sup>2</sup> build on a plot of 126m<sup>2</sup>. Whilst it would be repairable, this is, in our opinion, better suited to either building a new property, or knocking the house down, and creating a superb outside space for the larger house, maybe adding a nice private pool area. This ruin also includes a garage to the rear, a bathroom (in poor condition, but could be kept if you add a pool etc), as well as a house with a fiber roof, currently laid out to two large empty spaces.