



**Property type :** Townhouse

**Location :** Ayora

**Area :** valencia

**Bedrooms :** 4

**Bathrooms :** 2

**Year built :** 1900

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Town views

**Parking :** Street Parking

**House area :** 160 m<sup>2</sup>

**Plot area :** 107 m<sup>2</sup>

**Airport :** 75

**Beach :** 75

**City :** 1

**Golf :** 15

✓ Fast Internet & Phone

✓ Gas Central Heating

✓ Fireplace - Log Burner

✓ Partially Furnished

✓ Mains Electric

✓ Walking Distance To Town

✓ Terrace

✓ Mains Sewerage

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ White Goods

This lovely Village townhouse has been previously reformed and lovingly cared for by the current owner, and is only a short walk away from shops, bars, cafes and restaurants.

The house is located on a small side street in the Medieval district with no passing cars and just two minutes walk away from one of the beautiful town squares.

The house is in excellent condition throughout and has been totally renovated whilst keeping much of its Spanish charm.

The property has a large entrance hall, leading into the first living and dining area. The living room has a log burner fitted into the fireplace, and a storage area for the logs. Next, we have the fully fitted kitchen, an open plan design, with a large oven & hob and extractor, and finished with granite worktops.

From here we also have a door that leads to the downstairs office, a good-sized room that can be used as a bedroom, and this room also has access from the living and dining room.

From the other side of the living room, we have a large double bedroom, with a window that looks out onto the courtyard.

The first family bathroom is also from the living room and is fully tiled and comes with a large walk in shower.

Access to the courtyard is from the living room, and this area is totally private, and a great place to sit and enjoy the weather all year round, with protection from the wind through the winter, and a nice cool shaded area during the summer months.

The courtyard also has a covered area, which houses the brand-new gas boiler and the previous boiler, which is still connected in case of a breakdown. The 10 gas bottles have their own area also and are delivered and connected up by the supplier with 5 on and 5 off system, so you can never run out of your supply.

At the back of the courtyard, we have a small cave building Wine Cellar, it has authentic brickwork ceiling and is built into the same rock on which the Ayora Castle stands.

Back into the living area, and there is a stairway that takes you up to the first floor, with a storage cupboard underneath the stairs.

The first floor has the second living room, which has the same footprint as the downstairs living room, room, with a log burner at the far end, and from here we have two more double bedrooms and the second family bathroom, which comes with a bathtub.

Through the door by the stairs, and we have the staircase up to the second floor. This area is currently used as a cosy sitting area, with 2 large open windows, one without glass but with netting across, and from here you can see the Ayora Castle. With a nice breeze, this room is also used as a drying area for your laundry.

With a little work, this room would be able to provide the property with another large double bedroom.

The property benefits from mains water, electricity and waste, and can receive a fast internet connection. Perfect to move straight into and enjoy the peaceful life in a beautiful village.

Both Alicante and Valencia Airports are 1 hour 15 minutes away.

The Castle Town of Ayora, located in the province of Valencia, is close to the province of Alicante & Albacete.

It has about 5,500 inhabitants, which makes the population the capital of the region.

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.

There is a good Hospital, schools, large Supermarkets, Banks, Restaurants and Cafés and Ayora is only 75 minutes from the beautiful Beaches of Alicante and the Airport.

Please contact us for further information.