

## 2 bedroom Country House for sale in Albondon, Granada

65,000€





















This property is a two double bedroom house with a detached kennel block. It sits within 6,500m<sup>2</sup> of land with access via a paved road and a short section of well maintained track.

The house is within a gated and fenced plot with a retaining wall to the rear and the kennel block a short distance from the main house. There is a large parking space within the gated area with access to the single garage via an up-and-over door. The garage also contains a summer kitchen featuring under counter fridge, freezer and washing machine, a single sink and drainer, tiled backsplash and wall mounted cupboards. The garage gives access to the living room of the house.

Entering by the main door you come into the open plan lounge/kitchen/diner which has a wood burning stove with brick surround. The same brickwork features in the wall dividing the kitchen area providing a breakfast bar with ample storage space underneath. The kitchen has many wall mounted cupboards, and a brick built structure houses more fitted base units, an electric oven, gas hob, double bowl sink with a tiled work surface and features a fully tiled backsplash. Off of the living room are the two double bedrooms, both with modern aluminium windows with integral roller shutters, the same as are found in the living space. There is a fully tiled 4-piece shower room with a wet-room style shower.

To the east side of the house is a concreted terrace with lovely views of the surrounding countryside. The house has fully tiled floors throughout, pendant ceiling lights and is neutrally decorated leaving a blank canvas for the new owners to personalize it to their own tastes. The kennel block is a short walk from and in sight of the house and features 3 separate spaces, each of 5m<sup>2</sup> with an exercise area and fully fenced with separate gates and a communal space for access. They are of concrete block construction and there is a small storage cupboard for equipment. There are areas of planted garden and there are almond trees on the land.

The house is very quiet and private yet close to a hamlet and only a 10-minute drive from the town of Albondón where all the necessary conveniences can be found; the coast is 20 minutes south, with the airports of Granada and Almería

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|---|--|---|
|  2 bedrooms                     |  1 bathroom               |  95m <sup>2</sup> Build size |
|  6,500m <sup>2</sup> Plot size  |  Garage                   |  Open Fireplace(s)           |
|  Tranquil Location              |  Water - Mains Connection |  Mountain Views              |
|  Parking Area                   |  Close To All Amenities   |  Close To Village/Town       |
|  Very Private                   |  Almond Grove             |  Fenced Plot                 |
|  Electricity - Mains Connection |  Garden                   |  Terrace                     |