

























## 3 bedroom Townhouse for sale in Moclin, Granada

**98,000€**



This is a beautifully presented 2 to 3 bedroom townhouse situated in the pretty whitewashed village of Moclin, close to Granada in Andalucia, Spain. Moclin is a peaceful village at an elevation of 1000m with far reaching views over the wonderful countryside with the snow-capped Sierra Nevada in the background. It's on the Ruta de Golizno pilgrim route and every weekend is popular with hikers, cyclists and day trippers enjoying its beauty and special aura. There are several festivals and events throughout the year, the largest being the Cristo del Pano festival in October when thousands arrive for the 3 day event. The property, formerly 2 houses is situated in a quiet street and has spectacular 360 views over the valley and the Sierras. It is an idiosyncratic and charming house with many artistic and creative touches, having once belonged to a Spanish artist who has created some beautiful mosaics and special touches and added to by the present owners. Recently a new living/entertainment room together with a storage room above has been added. In addition there is a new covered storage area in the courtyard. The main entrance takes you into a lounge with a wood burner and air conditioning unit, the room enjoys a double height ceiling adding to its appeal. Ahead is the fitted kitchen diner where the mosaics take centre stage. They are also prominent in the adjacent toilet and shower room. A staircase at the right of the lounge leads to the main double bedroom which also has an air conditioning unit, double height ceiling plus access to a private terrace with those fabulous views. A door at the other end of the lounge leads to the second entrance from which there is an utility room and access to the magnificent courtyard space. From here a ladder leads to a good sized room which can be used as a spare bedroom, study, office. Beyond the utility room is another shower room and toilet, again with mosaic patterns. A staircase from the utility room goes up to the very large roof terrace which has lighting, water and spectacular 360% views over the village, the Sierra Nevada and the surrounding countryside. The courtyard is large, with a patterned mosaic floor, and a prolific apricot tree providing shade. There is a covered dining area and another seating area beneath the boundary wall. Very private, not overlooked and nothing behind the house but orchards and olive groves. To the left of the courtyard is the new extension, presently used as another lounge/library/music room. Above this room is a large storage space. To the

- |  |  |  |
|--|--|--|
|  3 bedrooms                  |  3 bathrooms        |  155m <sup>2</sup> Build size |
|  129m <sup>2</sup> Plot size |  Air Conditioning   |  B&B potential                |
|  Charming Property           |  Close to Amenities |  En Suite Bathroom            |
|  Fireplace                   |  Fitted Kitchen     |  Fruit Trees                  |
|  Good Rental Potential       |  Guest Apartment    |  Guest Toilet                 |
|  Immaculate Condition        |  Internet           |  Investment Property          |
|  Laundry Room                |  Lounge Diner       |  On Street Parking            |
|  Part Furnished              |  Patio              |  Private Terrace              |