

## 3 bedroom Villa for sale in Espinedo (Salas), Asturias

**268,000€**





















### Detached house in Salas

Detached house for sale, located in a valley, between the towns of Salas and Cornellana on the borders of the Nonaya river. This house sits back from the road on a parcel of land measuring 5,000 sqm. The entrance is gated and a long drive way takes you up to the front of the property. A large covered patio offering spacious outdoor dining and seating welcomes you into the house. The main door is around the left side of the house, or you can access it from the patio through double glass sliding doors.

### Accommodation

The ground floor is distributed as follows: from the front door, you enter into a large open plan lounge and dining room which has exposed stone walls and wooden panelled ceilings, off this are two small storage rooms one which is currently used as a pantry and the other for storing tools etc. Beyond the dining area through a large archway is the fully tiled, Andalusian style kitchen with block built, base units and curtains in place of doors plus a tiled work surface. There's also a large wood burner installed for cooking and for additional warmth. Behind the kitchen is a shower room and a utility room which houses a chest freezer, washing machine, dryer and the heater for the central heating and hot water. As well as full central heating the house has double glazed windows and air conditioning, so it's comfortable to live in all year round.

Access to the first floor is via the outside staircase which leads up to a large terrace in front of the house. The main door leads into a hallway and off this are the living room which has a long south facing balcony overlooking the garden and the views behind the property, a second kitchen with a traditional wood and carbon stove, a family bathroom, three large bedrooms and a separate toilet with wash basin. The house is being sold partially furnished.

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|  3 bedrooms                    |  3 bathrooms          |  200m <sup>2</sup> Build size |
|  5,000m <sup>2</sup> Plot size |  Large detached villa |  Huge flat parcel of land     |
|  Covered terrace               |  Borders the river    |  Close to town                |
|  Double glazing                |  Central heating      |  Air conditioning             |
|  Furnished                     |  Wood burner          |  Fenced land                  |
|  Mature trees                  |  Balcony              |  Utility room                 |