

## 4 bedroom Townhouse for sale in Peñau llan, Asturias

**230,000€**





















Casa in Pravia

Beautiful family home for sale situated in the village of Peñau llán, just 2 minutes drive from the centre of Pravia. This two storey village house has four bedrooms and three bathrooms and is ready to move into. Renovated in 2022, the property sits on 465sqm of land; a great space which offers a workshop, an outside toilet, a large patio with pergola and a BBQ area plus an above ground swimming pool to enjoy in the summer months. There's also a traditional grain store, called an horreo which is in excellent condition and currently being used as a storage space and beneath it a covered dining area for when you want to dine outside or entertain friends and family. There are also two garages in front of the property on the opposite side of the street, as well as another plot of land next to the garages, for gardening or keeping chickens etc.

From the front of the house, you enter via a locked metal gate at the side of the house and walk into a small patio next to which is a small utility room. The front door of the house is directly opposite and opens into a hallway. To the right is the large bathroom complete with a full sized bath. To the left of the main door, is the spacious kitchen which has a cocina de leña as well as a breakfast bar, ceramic hob, electric oven, microwave and plenty of cupboard space. There's also a small pantry with extra shelving for storing small kitchen appliances etc.

Beyond the kitchen is the comfortable lounge with two windows which face onto the street. Going back through to the kitchen you'll see a large pellet burner in the corner of the stairs which is used to heat the whole house and works extremely well. The stairs take you up to the first floor landing. Turn left and here is the master bedroom also looking out over the street below. Next to this is a second bedroom which is being utilised as a dressing room at present. Back along the landing there's another bedroom which is currently used as an office and music room, then a second bathroom and finally the fourth bedroom which has direct access to the patio and garden area and lovely views of the

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|  4 bedrooms                  |  3 bathrooms  |  120m <sup>2</sup> Build size |
|  465m <sup>2</sup> Plot size |  Private Pool |  Double glazing               |
|  Fully furnished             |  Heating      |  Garden                       |
|  Patio                       |  Horreo       |  Storeroom                    |
|  Garages                     |  Pool         |  Close to beaches             |
|  Close to airport            |  Fenced land  |  Parking                      |