



## 3 bedroom Townhouse for sale in Ardales, Málaga

179,000€

This large, immaculately presented, quality built 3 bedroom, 2 bathroom town house is located in a quiet, central, residential street of Ardales pueblo. High quality materials and finishes have been used throughout to provide a very stylish home, successfully combining both contemporary and traditional Spanish styles. It enjoys underfloor heating, air conditioning in all bedrooms and benefits from having a private garage and has access from two parallel streets. The accommodation extends to 214m<sup>2</sup> and is distributed over 4 levels. The front entrance to the property, at upper street level on Calle Nueva, is via the 20m<sup>2</sup> garage which leads through to an attractive hallway, a spacious living room area and a fitted shower room. An attractive staircase leads from the hallway down to lower street level which hosts a large open plan kitchen / dining room featuring a quality fitted kitchen with integrated appliances and generous cupboard space. This room also hosts a feature fireplace and enjoys direct access to a lane to the rear of the property allowing easy access to local shops and supermarket. Level 2 hosts 2 bright, spacious bedrooms; one to the front and one to the rear of the property. The master bedroom, to the front, enjoys a fabulous dressing area. The rear bedroom hosts fabulous views across Ardales pueblo to the Andalusian countryside beyond. A fully equipped family bathroom, hosting double wash basins and bathtub with shower, completes the accommodation on this level. The upper level of the property offers the 3rd bedroom which is currently fitted out with bespoke fitted cupboards and bookshelves and allows access to a charming roof terrace which enjoys fabulous views of the Andalusian countryside and also across Ardales pueblo to the historic castle which is attractively illuminated at night. Also on the upper level is a laundry room which also enables access to the newly replaced solar hot water system and oil fueled boiler for the underfloor heating. The high quality of this property cannot be overemphasized as it truly is in "walk-in" condition. The pueblo of Ardales enjoys a variety of amenities such as shops, bars and restaurants and good sports facilities including a municipal swimming pool. The pueblo of Ardales is less than an hour's drive from Málaga city and international airport and just 15 minutes drive from the Guadalteba lakes and the now famous "Caminito del Rey". This property offers an ideal family or holiday home.

- |                                 |                      |                              |
|---------------------------------|----------------------|------------------------------|
| 3 bedrooms                      | 2 bathrooms          | 214m <sup>2</sup> Build size |
| 71m <sup>2</sup> Plot size      | Air Conditioning     | Close to all Amenities       |
| Underground parking space       | Fireplace            | Lovely Views                 |
| Mains Electricity               | Mains Water          | Private Garage               |
| Short Drive To Bars/Restaurants | Short Drive To Shops | Solar Hot Water              |
| Underfloor Heating              |                      |                              |