

## 3 bedroom Townhouse for sale in Juviles, Granada

**212,000€**



Rare opportunity to purchase a village house with land.

This south facing, renovated traditional village house is unusual as it is set in approx. 9000m<sup>2</sup> of land so it has all the advantages of the village facilities and a fantastic plot of cultivated land. The house is on the edge of the village, so it has privacy and enjoys uninterrupted views of the mountains.




















This sympathetically renovated house is full of character and has chestnut ceiling beams; solid stonewalls along with modern touches to make for easier living. At street level, the main entrance leads to a spacious hall equipped with a wood burning rocket stove and wooden cupboards. To the left is a study with excellent broadband making it easy to work from home, to the right are two double bedrooms and a family bathroom containing a bath with shower over, wc, vanity unit and a towel warmer.

Also accessed from the hall is the large open plan country kitchen/dining room. The kitchen has marble worktops, a large 5-ring gas cooker with extractor and a larder cupboard. The spacious dining area has a corner wood burner, storage units and two separate doors leading to terraces. From here is access to a raised living area with built in shelving for books, ornaments etc.

The lower floor has two, similar size, large rooms. One currently used as a larder and the other is a spacious bedroom with seating area for relaxing. The lower area has its own access to the garden and then onto the street. It would be easy to turn this into a separate apartment or holiday let.

Outside is a large wraparound terrace with covered and open areas. An added feature is a custom-made wood-fired oven, large enough to bake numerous loaves or pizzas. A spiral staircase leads to the flat roof. Vines, almond and fig trees surround the terrace.

There is a large, open water deposit, used as a plunge pool by previous occupants, but currently used for irrigating the many perennial plants and annual crops grown below in the extensive lands. There are various outbuildings, also vehicle access to the land and house. The irrigated land features a dozen varieties of apples, around 20 olive trees, 40

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|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                    |  1 bathroom                     |  188m <sup>2</sup> Build size |
|  9,000m <sup>2</sup> Plot size |  Plenty Of Water                |  Tranquil Location            |
|  Water - Mains Connection      |  Mountain Views                 |  South Facing                 |
|  Close To All Amenities        |  Fruit Trees                    |  Close To Village/Town        |
|  Acequia Rights                |  Almond Grove                   |  Open Countryside Views       |
|  Utility Room                  |  Electricity - Mains Connection |  Good Access                  |
|  Garden                        |                                                                                                                    |                                                                                                                    |