

## Townhouse for sale in Noguerones, Jaén

18,000€



Located in the traditional Andalusian village of Los Noguerones, in the province of Jaen, this property is a complete blank canvas, offering an excellent investment opportunity for buyers looking to create a bespoke home in a popular village setting.













The property is built over two floors, each measuring approximately 55 m<sup>2</sup>, giving a total constructed size of around 110 m<sup>2</sup>. In addition, there is potential to create a roof terrace, subject to the relevant permissions, which would further enhance the property and provide valuable outdoor space.

As the property is currently a shell, it allows complete flexibility of design. One possible layout would be a kitchen, lounge and bathroom on the ground floor, with two large bedrooms and a second bathroom on the first floor, creating a comfortable village home. Alternatively, the property could be configured with a garage on the ground floor and a self-contained apartment above, making it an attractive option for rental income or mixed-use purposes. At present, water and electricity are not connected, however both services are available in the area and can be connected, making this a realistic and achievable renovation project.

This property represents a fantastic opportunity for someone looking to design and finish a home to their own specification, whether for full-time living, a holiday home, or an investment. Situated in a friendly village with amenities in easy walking distance and good access to the surrounding countryside, this is an ideal project for those seeking value and potential in Andalusia.

The welcoming village of Los Noguerones offers a good range of local amenities, including shops, bars, supermarkets, a pharmacy and a doctor's surgery. It is conveniently located within easy reach of the nearby towns of Martos, Baena and Alcaudete, providing access to a wider selection of services and facilities.

The surrounding area is ideal for lovers of the outdoors, with two nearby lakes perfect for walking, relaxing and enjoying nature. Los Noguerones also hosts a weekly outdoor market every Sunday in the village park, along with several traditional fiestas throughout the year, giving the village a lively and authentic Andalusian atmosphere.

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|---|--|--|
|  View Video Tour              |  0 bedrooms                 |  0 bathrooms    |
|  110m <sup>2</sup> Build size |  55m <sup>2</sup> Plot size |  Near Transport |
|  Renovation Needed            |  Near amenities             |  In Town Center |
|  Walk to shops                |  Walk to bars               |  Hospital 10 Km |