

## 3 bedroom Townhouse for sale in Martos, Jaén

38,500€



This charming three-bedroom townhouse in Martos offers a rare combination of fantastic views, immediate livability, and exceptional potential for further development. Situated on a quiet, traffic-free street, the property enjoys a peaceful setting while still benefiting from convenient parking just a few steps away.

The house welcomes you into a cosy and inviting reception room, complete with a working fireplace—perfect for creating a warm and homely atmosphere. From here, one set of stairs lead up to the first floor whilst a second set lead down to the basement and patio areas, offering a flexible and practical layout.

























Moving through the ground floor, you'll find a second living/dining area, ideal for entertaining or everyday family life. Off this space is a bright and spacious double bedroom boasting fantastic far-reaching views, along with a family bathroom with shower and a fully fitted kitchen with adjoining utility area. From the utility space, there is access to a small terrace—an idyllic spot for enjoying morning coffee or al fresco dining while taking in the surrounding countryside.

Upstairs, the property offers two further well-proportioned bedrooms. One of these features a working fireplace and could easily serve as a second lounge, studio, or relaxation space depending on your needs.

Descending to the lower floor, the basement areas present a wealth of opportunity. Work has already begun here, with plans for two additional rooms featuring impressive double-height ceilings, as well as direct access to the patio area where a splash pool is envisaged. These spaces could be transformed into additional living accommodation, guest suites, or recreational areas, allowing you to significantly expand the home.

Externally, the property continues to impress with a good-sized patio and additional storage rooms. There is ample space here to install a small pool, hot tub, or jacuzzi, creating the perfect outdoor retreat to complement the indoor living space.

A major advantage of this property is that the current owner holds full building licences for a comprehensive renovation project, valid until January 2020. The approved plans include the creation of a large terrace, an expansive

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|  View Video Tour              |  3 bedrooms                 |  1 bathroom            |
|  183m <sup>2</sup> Build size |  90m <sup>2</sup> Plot size |  Alarm System          |
|  Fireplace                    |  Fitted Kitchen             |  Lounge with fireplace |
|  Near Transport               |  Private Terrace            |  Renovation Needed     |
|  Security System              |  Storage                    |  Near amenities        |
|  Large Storeroom              |  Utility Room               |  In Town Center        |
|  Tiled Bathroom               |  Tiled Floors               |  Needs Finishing       |
|  Walk to shops                |  Walk to bars               |  Walk to restaurants   |