

## 4 sovrum Radhus till salu i Noguerones, Jaén

40.000€



We are pleased to offer this spacious 4 (or more) bedroom village house situated on a quiet street in the charming village of Los Noguerones, in the province of Jaen. With street parking available and generous internal accommodation, this property represents an excellent opportunity for a family home, holiday retreat or rental investment.

The property is entered into a bright and airy lounge, creating an immediate sense of space and light. To the right you will find a fully tiled shower room and a good-sized double bedroom. This ground-floor bedroom could equally serve as an additional sitting room, dining room, office or playroom, offering flexibility to suit individual needs. Behind the lounge is a separate dining room leading through to a fitted kitchen. Beyond the kitchen, you will find an entrance hallway and a second large family bathroom — a practical feature for larger households or guests. Stairs from the kitchen lead to the first floor, where there are three or four further bedrooms, depending on how the space is configured. Several of these rooms enjoy pleasant views across the village rooftops and the surrounding countryside.

The smallest upstairs room is conveniently positioned above the kitchen, making it ideally suited for conversion into an additional bathroom. Alternatively, subject to the necessary permissions, the roof could be removed to create a private roof terrace. There is also the potential to reconfigure one or more of the bedrooms to form a larger terrace area, allowing the property to benefit from valuable outdoor living space — something highly desirable in Andalusia. While the house would benefit from some cosmetic updating, it is perfectly habitable as it stands and offers excellent scope to modernise gradually while living in the property.

### About Los Noguerones

Los Noguerones is a friendly and traditional Andalusian village forming part of the municipality of Alcaudete, located in the scenic Sierra Sur region of Jaén. Surrounded by rolling olive groves and open countryside, the village offers a peaceful rural lifestyle with a strong sense of community.

- |                                  |                                 |                        |
|----------------------------------|---------------------------------|------------------------|
| 📺 Se videotur                    | 🛏 4 sovrum                      | 🚿 2 badrum             |
| 🏠 182m <sup>2</sup> Bygg storlek | ✚ 128m <sup>2</sup> Tomtstorlek | ✅ Fitted Kitchen       |
| ✅ Near Transport                 | ✅ Near amenities                | ✅ Separate Dining Area |
| ✅ In Town Center                 | ✅ Tiled Bathroom                | ✅ Tiled Floors         |
| ✅ Walk to shops                  | ✅ Walk to bars                  | ✅ Walk to restaurants  |
| ✅ Ceiling fans                   | ✅ Hospital 10 Km                |                        |