

## APF-3348 - Casa Lepanto - Caniles



**€ 120,000**

Town House   Semi-detached   Renovated

Land area - 258 m   Floor area - 297 m

5 bedrooms

2 bathrooms

Water: Mains   Electricity: Mains

Telephone: Yes   Internet: Yes

Swimming Pool: Private

### REDUCED AGAIN FOR A QUICK SALE

Still open to sensible offers!

Fabulous large 5 bedroom townhouse with dip pool, garage and workshop, situated in a quiet street only 5 minutes walk from the centre of the lovely town of Caniles which offers all amenities for daily living.

From a covered porch, the front door opens into a spacious entrance hall with stairs to the first floor. To one side of the hall is a cosy lounge with free standing wood burner, and a double bedroom. To the other side is a dining room which offers ample space for a 6 seater dining table and chairs. The hallway leads round to a compact fully fitted kitchen with a range of wall & base units, a gas hob and electric oven.

To the other side of the kitchen is a very large room which has been converted from the original garage. The front part still has the garage door (with inset pedestrian access) and is separated from the remainder of the original garage by a wall with part glazed doors. The larger rear section of the room offers an additional dining and lounge area, ideal for entertaining. The bright lounge area has floor to ceiling windows with a glazed door leading out to a sunny courtyard. To the rear of the lounge is a shower room comprising large glazed shower cubicle, WC and pedestal basin, and beyond this is a good sized utility room which still has the open fireplace and double sink from the original rustic kitchen.

Upstairs there are four spacious double bedrooms, one of which is very large. One of the bedrooms gives access to the first floor bathroom which comprises a bath with shower over, WC, bidet and pedestal basin. It would be possible to give the bathroom its own access from the landing, although this would make the 5th bedroom a single room. Alternatively the room could be used as a study / hobby room. The 5th bedroom window overlooks the first floor terrace so it would be possible to convert the window to a patio door leading directly out to the terrace.

Outside, the 73m<sup>2</sup> courtyard houses an above ground 3 x 2.5m dip pool, and a brick built barbecue along with plenty of space for alfresco dining. An external staircase leads up to the covered 43m<sup>2</sup> terrace which overlooks the courtyard. Leading off the courtyard is a 36m<sup>2</sup> workshop and a 10m<sup>2</sup> storage shed, and there is also a cupboard which houses the washing machine and gas bottles.

The property is connected to electricity, water, telephone, broadband internet and mains sewage. The vendors are downsizing so some of the furniture is available by negotiation, including beds and wardrobes.

The large town of Baza is only a 10 minute drive and offers all amenities including a wide variety of shops, large supermarkets, tapas bars, cafes, restaurants and a hospital. The A92 motorway joins Baza to the coastal motorway in one direction and to the city of Granada in the other. The Sierra Nevada ski resort is only 1.5 hours from Caniles.