

## APF-4248 - Casa Manzanilla - Caniles



**€ 165,000**

Country House   Detached   Renovated

Land area - 214 m   Floor area - 178 m

4 bedrooms

2 bathrooms

Water: Mains   Electricity: Mains

Telephone: Yes   Internet: Yes

Swimming Pool: No

**\*\* REDUCED AND OPEN TO SENSIBLE OFFERS \*\***

Beautifully renovated 4 bedroom, 2 bathroom property situated in the lovely town of Caniles, within walking distance of the town's amenities which include small supermarkets, shops, tapas bars / restaurants, banks, a medical centre and a municipal swimming pool which is open during the summer months.

The much larger town of Baza can be reached in less than 10 minutes, and offers all amenities including a wide variety of shops, large supermarkets, tapas bars, cafes, restaurants and a large hospital. The stunning Lake Negratin can be reached in around 30 minutes, a beautiful spot for a picnic or dining at one of the lakeside restaurants. The A92 motorway connects Baza to the city of Granada and the popular Sierra Nevada Ski resort in one direction, and the A7 coastal motorway in the other, giving easy access to the airports of Murcia, Alicante and Almeria.

The property is presented in excellent condition, with plenty of outdoor space and seating areas to take full advantage of the stunning views. Along with two garages, there is ample space for parking outside the house. One of the garages has access via an electric door to the front of the house. The second garage / workshop is accessed at a higher level via the rear of the house. It has access to a staircase leading down to the ground floor, and adjoins a large part covered terrace with fantastic far reaching views over the surrounding countryside. This floor could be converted to a self contained apartment, ideal for guest accommodation or to create a rental income.

From the front of the house, a pedestrian gate with steps leads up to the front door which opens into an entrance hall. There is a bright & airy open plan living room which benefits from a fuel efficient pellet burner, hot & cold air conditioning and two ceiling fans. To one end of the room, the kitchen area is fitted with a good range of units both above & below the work surfaces, and a ceramic hob with extractor above and electric oven below. Other white goods are available by negotiation, along with the furniture throughout.

Adjoining the kitchen is a useful pantry with additional storage cupboards and a glazed door leading out to a lovely arched terrace with shading, ideal for alfresco dining whilst enjoying the views. From the terrace, external stairs lead down to a courtyard patio which is partly shaded by mature grape vines and has access to the street to the front of the house.

Also on the ground floor are four double bedrooms with ceiling fans and two shower rooms. One of the shower rooms comprises a large corner shower cubicle, WC, bidet, basin set in a vanity unit and a heated towel radiator. The second shower room comprises a large shower cubicle, WC and pedestal basin and currently doubles as a utility room with space for a chest freezer, washing machine and tumble dryer. It would be easy to knock through to the adjoining bedroom to create an ensuite if desired.

All mains services are connected, along with telephone & internet, and the property benefits from cavity walls.

A car maybe available with the property with separate negotiation - please enquire.