

## APF-4292 - Casa Lucar - Lucar



**€ 23,500**

Town House Terraced Partially Reformed

Land area - 141 m Floor area - 240 m

3 bedrooms

One bathroom

Total Rooms - 8 rooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

Terraced 3 bedroom town house for sale in the traditional hillside town of Lucar, with spectacular views across the beautiful Almanzora Valley. The town has all amenities necessary for daily living, and is only 5 minutes drive from the popular thermal spring pool in the nearby village of Cela.

The property is in need of renovation throughout including new electrics, tiling, wall repairs, rendering & plastering, etc. Whilst the roofs of two rooms have recently been replaced, new roofs are also required on three further rooms. A local builder has quoted in the region of 20.000 Euros for the three roofs and he will be happy to quote for any additional work the buyer would like carried out.

The house is situated on a narrow street with vehicle access for dropping off / picking up, and there is parking available around 200 meters from the property. A wooden front door opens into a reception / sitting room. To the opposite side of the room, an ornate part glazed door leads through to a small room with under-stairs storage area and steps leading up to a large room which does not have any windows, so is ideal for storage.

Marble stairs from the sitting room lead up to a spacious lounge on the first floor. At the top of the stairs, part glazed doors with a couple of steps lead down to a double bedroom, and another set of doors lead into a tiled room which used to be a kitchen but is ideal for a pantry / utility area. From here, steps lead up to a kitchen area with single sink and a built-in pantry cupboard - the kitchen has a new roof.

Off the kitchen, a door leads into a room which used to be a bedroom, but is now in need of a completely new roof. Steep steps from the kitchen lead up to a large double bedroom with access to a terrace with stunning valley views. This bedroom is also in need of a new roof. Also off the kitchen is a family bathroom which comprises a bath with shower over, WC, bidet and basin set in a vanity unit.

To one end of the kitchen, a door leads through to a windowless room which has a new roof and, from here, a doorway leads through to a large room with open fireplace and a metal door leading out to a small courtyard garden. This is the third room which in need of a new roof.

The garden houses a laundry sink and a small storage room, and has a gate leading out to the rear of the property.