

## APF-5110 - Casa Cruz - Seron



**€ 79,000**

Village House   Semi-detached   Renovated

Land area - 1,103 m   Floor area - 103 m

2 bedrooms

One bathroom

Water: Mains   Electricity: Mains

Telephone: Possible   Internet: Yes

Swimming Pool: No

This pretty semi-detached 2 bedroom, 1 bathroom semi detached village house with garage is located in a tranquil rural village which is serviced by regular deliveries of bread, groceries, fish and gas bottles, etc. It is around 5 minutes drive from the town of El Hijate which offers all amenities for daily living, and 25 minutes from the large town of Baza which offers all amenities. From Baza, the A-92N motorway gives easy access to Granada airport and the Sierra Nevada ski resort and, in the other direction, to the coastal motorway which gives access to the airports of Almeria, Murcia and Alicante.

The property has a build size of 103m<sup>2</sup> with a separate plot of 1000m<sup>2</sup> flat land with storage.

The front of the property is fenced and gated with a very pretty covered terrace area, great for sitting and relaxing. The front door opens into the hallway and off this to the right is the good size double bedroom 1 with ceiling fan.

From the hallway to the right through an opening is a lovely lounge with a feature fireplace with log burner.

At the end of the hallway through an opening is the fully fitted kitchen comprising modern wall and floor units, gas range cooker, microwave, washing machine, a door then leads through to the utility room with floor units matching the kitchen, sink, under counter freezer, gas water heater and to the right is a walk in pantry with great storage and shelving.

From the utility room, a door opens into the fully tiled modern shower room comprising a walk in shower with sliding glass doors, WC, vanity unit with drawer storage and an inset wash hand basin with mirror over.

Back to the kitchen, there is a door either side, one leads to the good sized separate dining room, to the other side a door leads into the good sized bedroom 2 with ceiling fan.

To the rear of the property is a garage with triple doors and electricity and lighting.

The property is connected to mains water and electricity, the windows are double glazed with rejas.

This is a lovely house situated in the middle of the village square, next door to the church, marketed at an excellent price, this should be on your viewing list as it won't hang around for long.