

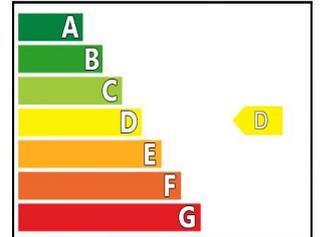
## XL2731 - Alhama de Granada



### Overview

<b>Reference:</b>	XL2731	<b>Bedrooms:</b>	3
<b>Price:</b>	199,000 €	<b>Bathrooms:</b>	2
<b>Type:</b>	Townhouse	<b>Area:</b>	189m <sup>2</sup>
<b>Transaction:</b>	Sale	<b>Plot:</b>	219m <sup>2</sup>
<b>Location:</b>	Alhama de Granada	<b>EPC:</b>	D

CALIFICACIÓN ENERGÉTICA GLOBAL  
EMISIONES DE DÍOXIDO DE CARBONO [CO<sub>2</sub>/m<sup>2</sup> año]



### Description

TOWN HOUSE, 3 BEDROOMS, 2.5 BATHROOMS, ROOF TERRACE, PATIO, RECENTLY RENOVATED. FANTASTIC QUALITY. Essential Properties are delighted to offer this sympathetically renovated town house, built in 1888. The stylish town house retains many original features and is located in the historical hot springs town of Alhama de Granada overlooking the breathtaking gorge. The property enjoys 3 double bedrooms, 2.5 bathrooms, roof terrace and patio with sensational views. The front door leads into the 2nd floor comprising of a spacious entrance hall, cloak room with WC, plumbing for washing machine and store cupboard, an open plan lounge area and guest double bedroom (currently used as an office). Patio

doors from living area lead onto the roof terrace with stunning views over the gorge and surrounding countryside. The 1st floor consists of spacious master bedroom enjoying stone feature walls, arched beamed ceiling and double doors leading into the en suite bathroom with walk in shower. The ground floor features a guest bedroom with arched beamed ceiling and double doors leading into the en suite bathroom with panel bath, a modern fitted kitchen, a dining room enjoying a wooden beamed ceiling, feature stone wall and patio doors leading onto the patio featuring spectacular views over the famous gorge. The property also enjoys double glazed windows and electric radiators throughout. Ideally located in the historical hot springs town of Alhama de Granada, within walking distance of shops, bars, restaurants and the town swimming pool. Lake Bermejales is a 15 minute drive, 30 minutes to Granada airport, 40 minutes to Granada city centre, 1 hour to Sierra Nevada ski resort and approximately 1 hour 30 minutes to Malaga airport.