



Price: €137,500

Bedrooms: 2

Bathrooms: 2

M2 Living: 70<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Alhama de Granada, Granada

Traditional Townhouse. 2 bedrooms. 2 bathrooms. 2 sun terraces. Vehicle access. Renovated throughout. Excellent location.

Essential Properties are pleased to offer this sympathetically restored townhouse situated close to Santa Cruz del Comercio village square and enjoying superb sun terraces. The bustling town of Alhama de Granada is only a 10 minute drive.

The property features a lounge/dining room, separated by ornate arches and featuring air conditioning and a wood burner, a downstairs cloakroom with storage cupboard, a modern fitted kitchen, 2 double bedrooms with air conditioning, a modern fitted shower room, a private 1st floor sun terrace plus a spacious roof terrace, partially covered with barbecue and kitchen area enjoying excellent views over the surrounding village and villa plaza/square.

The current owners have renovated the property throughout to a very high standard yet retain the original charm and character. Additional features include wood effect double glazed windows and doors, rewiring and newly installed kitchen and bathrooms.

Furniture can be purchased under separate negotiation.

Santa Cruz de Comercio is a pretty white village set 739m<sup>2</sup> above sea level with a population of 630. It is located within the Granada province and nestled within beautiful countryside. Alhama de Granada, famous for its dramatic gorges and natural hot springs, is only 7kms and the beautiful Lake Bermejales is a 15 minute drive.

This picturesque village set alongside a river enjoys shops, bars, restaurants, a village swimming pool and public transport. Granada city and airport are only a 40 minute drive and the Sierra Nevada ski slopes are

approx 1 hour.

An internal viewing is highly recommended to appreciate the charm and high standard of this traditional Spanish townhouse.

