



**Property type :** Townhouse

**Location :** Ayora

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :**

**Garden :**

**Orientation :** East

**Views :** Countryside views

**Parking :**

**House area :** 98 m<sup>2</sup>

**Plot area :** 37 m<sup>2</sup>

**Airport :** 75 mins

**Beach :** 75 mins

**City :** 5 mins

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ White Goods

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Furnished

✓ Mains Water

✓ Pellet Stove

✓ Mains Sewerage

This well-presented town house is located just a 5 minute walk from the centre of town, close to all amenities. Currently occupied with a tenant, with the option to make this an investment opportunity with a tenant already in place, until December 2024.

The house is situated in the medieval part of the town, with a small plaza with fountain and views of the Castle and Church just a few metres from the front door.

As we enter the house, we have a nice living room with brand new pellet burner fitted into the fireplace, along from here is a dining area, and then the fully fitted kitchen with appliances.

There is a bathroom also on the ground floor, with a fitted shower.

On the first floor, we have a single bedroom, and two double bedrooms, one with a lovely en-suite bathroom. All the bedrooms have views out to the spectacular Ayora Castle.

There is also a small balcony area which is reached by a separate staircase on the second floor, this leads up above the property and is a great place to hang laundry, and to sit and enjoy the Spanish Sun and take in the views across the town and towards the Castle.

The house has new electrical wiring and a new fuse box, a brand-new water heater in the bathroom upstairs, and a new economical pellet burner downstairs. The property is in absolute perfect condition.

The owner has rented the property out successfully for the previous few years, and offers a great income opportunity.

The area of Ayora is one of the safest places to live in Spain, with many expats in the surrounding towns, but mainly has a Spanish population with a lovely community feel and everyone looking out for one another.

Ayora is a municipality in the interior of the province of Valencia, close to the province of Albacete.

It has about 5,500 inhabitants, which makes the population the capital of the region.

There is a good Hospital, schools, large Supermarkets, Banks, Restaurants and Cafés and Ayora is only 75 minutes from the beautiful Beaches of Alicante and the Airport.

It has corners of great natural and scenic value, with areas of wide plains that contrast with forests that, like a natural blanket, cover mountains more than a thousand meters above sea level.

The history of Ayora marks its style and heritage and cultural variety, with examples such as the Castle that reached its maximum splendour in the 16th century, cave paintings of the Tortosilla shelter, the Iberian town & the church with its numerous reforms.

Unquestionably, the star product of Ayorcan gastronomy is Honey. As Ayora is the largest honey producing center in all of Spain, honey can be tasted in every corner, as well as all its varieties.

Please contact us for further information.