

## 3 Bedroom Townhouse for Sale in Huerca-Overa

95,750€



RESERVED/SALE AGREED 2025 & NEW LISTING TO VOSS HOMES - A charming, renovated, recently decorated, 2 / 3 bed, 1 shower room Village House with rear garden and outbuildings in the hamlet of Las Labores just 2 mins drive to the village of Urcal with 3 bar / restaurants, medical centre and school. 8 mins drive to Huerca-Overa with it's numerous shops, supermarkets, bars, restaurants, sports & leisure facilities, hospital, squares, parks, historical buildings and twice weekly street market (Mon & Thurs).

25 to 30 mins drive to the beaches at San Juan de los Terreros, Mojacar & Garrucha etc

The front door leads in to the hallway. To the left and right are two double bedrooms. A doorway take you into the large open plan living room, dining room and recently fitted, modern kitchen. The living room has a super efficient pellet burning fire.

From the kitchen a door takes you to an area with shower room and sink and a separate toilet and utility room. From here a door leads out to a covered veranda with fly free screening. This makes a perfect all year living room & dining room and looks out to the rear garden. The garden is tiled for low maintenance with raised plant beds to add colour.

To the side of the house is an external stairway leading up to two rooms which do need further renovation and could be made into a great guest bedroom with room for an ensuite / dressing room or hobby room / study or just for storage.

Also in the garden are four outbuildings which make great storage or hobby rooms or could potentially be made into

- 3 Bedrooms
- 2 Bathrooms
- 103m<sup>2</sup> Build size
- 249m<sup>2</sup> Plot size