

**APF-220 - Casa Marie Uno - Oria****€ 85,000**

Village House   Semi-detached   Resale

Land area - 168 m   Floor area - 83 m

2 bedrooms

One bathroom

Total Rooms - 5 rooms

Water: Mains   Electricity: Mains

Telephone: Possible   Internet: Yes

Swimming Pool: No

Fantastic south facing 2 bedroom village house situated in the sleepy hamlet of El Margen, only 3km from a village with bars / restaurants. El Margen is situated around 15 minutes drive from the towns of Oria and Chirivel which offer all amenities.

With a build size of 83m<sup>2</sup>, this semi-detached single storey house is set in a plot of around 168m<sup>2</sup>. It has been renovated throughout, including a new roof and the addition of a 43m<sup>2</sup> roof terrace.

The kitchen is fitted with a good range of wall & base cupboards, a gas hob with extractor above and oven below, and a double sink. There is ample space for a breakfast table & chairs. A wide archway leads through to a good sized lounge with an open fireplace. There are two double bedrooms and a family shower room comprising shower tray with curtain, WC and basin set in a vanity unit.

Outside, there is a lovely sunny terrace to the front of the house with a pergola for shade, and to the side an external staircase leads up to the roof terrace. Also to the side of the house are steps leading up to a parking area to the rear.

This property would make a fabulous holiday home or an ideal retirement home.