



**Bedrooms: 3**  
**Bathrooms: 1**  
**Build: 140m<sup>2</sup>**  
**Plot: 830m<sup>2</sup>**

- ✓ Air conditioning
- ✓ automatic irrigation system
- ✓ Basement Garage
- ✓ Basement Storage
- ✓ close to schools
- ✓ Country Walks
- ✓ Countryside
- ✓ Countryside
- ✓ covered terrace
- ✓ Fitted Kitchen
- ✓ Fruit trees

Charming 3 bedroom country house with views to the Coll de Rates located in the stunning Parcent countryside within walking distance to the village. This two storey country house is in a very private and peaceful location and offers great potential for further development. The family accommodation is on the upper level and is accessed via an external staircase with a pretty covered terrace leading to the main entrance to the property. The accommodation comprises: Lounge with pellet burner and hot and cold air conditioning 3 double bedrooms - one of which is currently used as a dining room Fitted kitchen Family bathroom The lower level of the property is currently used as a garage for 2 cars with a workshop and ample storage. However, subject to the correct permissions being obtained, this area could be converted into additional living accommodation to make a larger family home or separate guest accommodation. Outside the garden area is very private and easily maintained with mature planting including Mimosa, Jasmine, Mock Orange, Bougainvillea, Oleanda, Olive, Pear and Nispero trees with a separate small orchard area with orange, clementine and lemon trees. The whole plot is securely fenced with a separate car port and outside storage shed. The property enjoys wonderful views of the surrounding countryside and stunning views up towards the