



Reference: **1252-4963/01470**

Property type: Chalet Independiente

Sale/rent: For sale

Price: **300.000 €**

Condition: Good condition



Address: PINAR DE LA RIBERA

Town: Mombeltrán

Province: Ávila

Postal code: 05491

Zone: URB PLAYA VERDE-MOMBELTRÁN-GREDOS



Sqm built: 450 **Floor:** stoneware **Living area:** 370

Plot sq.meters: 2331 **Garages:** 1 **Hot water:** individual

Sqm terrace: 25 **Terraces:** 3 **Heating energy:** gasoil

Bedrooms: 5 **Orientation:** southeast **Bathrooms:** 3

Antiquity: more than 30 years **Outward/Inward:** outward **Cupboards:** 6

Description:

UNREPEABLE OPPORTUNITY !!! EXTRAORDINARY AND IMPECCABLE INDEPENDENT CHALET DEVELOPED IN THREE FLOORS WITH 450 M2 CONSTRUCTED AND 2.000 M2 OF PLOT IN CORNER, WITH LANDS OF STONE WALL AND IRON BOARD FINISHED IN PUNTA DE LANZA, WITH WELL, IRRIGATION, ORCHARD, FRUIT TREES (ORANGE, MANDARINOS , LIMONERO, APPLES, PEARLS, MEMBRILOS, HAZELNUT, ALMOND, NISPERO, CHESTNUT, OLIVE TREES, CIGARS, ACEROLO, MADROÑOS, PORCHES WITH PORCHES OF MOSCATEL, ...) AND ORNAMENTAL (CEDAR DEL LEBANON, PALMERAS -CANARIENSIS AND FORTUNEI- , ALIGLOWS, LAURELES, ROSALES, ADELFA, DUSTERS, ETC.). THE GARDEN HAS A ROUND CONCRETE TABLE WITH SEATS OF THE SAME MATERIAL, ALL THE SET FIXED TO THE FLOOR, BARBECUE OF WORK IN THE CENTRAL PART OF THE REARED PORCH AND A CHILDREN'S AREA WITH SWINGS, RINGS AND TOBAGO IN PAINTED IRON. THE ACCESS TO THE CHALET IT IS PERFORMED BY A WALK OF IRREGULAR GRANITE PLATES THAT LEADS TO THE GARAGE DIRECTLY IN HORIZONTAL AND UPLOADING A LADDER TO THE GROUND FLOOR, ELEVATED ON THE GROUND. GROUND FLOOR. - HAS TWO TICKETS, THE MAIN IS ACCESSED THROUGH A COVERED PORCH OF ABOUT 25 M2, FURNISHED WITH TABLE AND SIX CHAIRS TOGETHER OF FORGED IRON, THAT ALLOWS THE PASSAGE TO THE SPACIOUS HALL WITH BUILT-IN COURTESY CABINET, TO THE LOUNGE / DINING ROOM OF 50 M2 WITH FRENCH CHIMNEY OF GRANITE AND WOODEN CANOPY, COMPLETELY FURNISHED AND DECORATED WITH CASTELLAN FURNITURE OF SOLID WOOD TURNEY AND LEATHER TO RELEASE. ALSO ENTERS THE LIVING ROOM FROM THE LARGE FURNISHED KITCHEN, EQUIPPED AND EQUIPPED WITH OFFICE, PANTRY AND FOURTH WASH-IRON WITH DIRECT SERVICE ACCESS FROM THE OUTSIDE THROUGH ANOTHER HUGE EMBEDDED PORCH AND HAS A THIRD ACCESS FROM THE GARAGE. HAS FIVE FURNISHED DOUBLE BEDROOMS WITH BEDS OF HEADERS AND PIECEROS CASTELLANOS TURNED IN SOLID WOOD, THE MAIN WITH A TERRACE AND ALL WITH BUILT-IN WARDROBES, TWO COMPLETE OUTER BATHROOMS AND TWO STAIRCASE FIXTURES COMPLETE THIS MAIN FLOOR. FIRST FLOOR.- IT IS ACCESSED TO THEM THROUGH A STAIRWAY WITH HANDRAILS AND SOLID WOODEN RAILING, WHICH STARTS FROM THE HALL OF THE GROUND FLOOR. HAS A LARGE LIVING ROOM OF ABOUT 40 M2, FURNISHED WITH TWO SOFAS, SIDEBBOARD AND TWO TABLES AND CHAIRS OF SOLID WOOD AND A LARGE TERRACE WITH VIEWS TO LOS PINARES. SEMI-TOWN PLANT.- IT IS ACCESSED FROM THE OUTSIDE THROUGH THE GARAGE AND FROM THE INTERIOR BY STAIR THAT STARTS FROM THE AREA OF THE OFFICE AND HAS GARAGE, WAREHOUSE, WOOD, BATHROOM WITH SHOWER AND BOILER ROOM. ALL WINDOWS AND DOORS HOLES ARE PROTECTED WITH SOLID FORGED STEEL GRILLS.
