




## Montesa - Townhouse



 **3** Bedrooms   
  **1** Bathrooms   
  **265** Area (m<sup>2</sup>)   
  **258** Land Area (m<sup>2</sup>)   
**87 000 €** (EUR €)

### VERY BRIGHT 265 M2 HOUSE, WITH LARGE INTERIOR PATIO, ATTIC AND TERRACE WITH BEAUTIFUL VIEWS IN MONTESA (VALENCIA)

House of 265 m<sup>2</sup> built in 1950 and renovated in the 70s, it is located in a very quiet street, with access to the Castle of Montesa, in the heart of Valencia. Its traditional architecture, combined with large spaces full of natural light, offers a perfect home for those looking for a home with character and many possibilities for renovation. Its panoramic views stand out, especially from its spectacular 123 m<sup>2</sup> terrace, from where you can contemplate the beautiful surroundings and the Castle of Montesa.

The property is distributed over two floors. On the ground floor, there is a spacious living room with access to the dining room, which has a fireplace, ideal for enjoying the winter days. Next to the dining room, the kitchen and bathroom require an update, but the three master bedrooms are bright and a



**José Luis Argent**

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante  
AMI API N° 1166

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



good size. The large 60 m<sup>2</sup> interior patio, accessible by car, is one of the strengths of the property, offering a versatile space that could be transformed into a garden, garage or even install a private swimming pool.

On the first floor, there is an impressive 66.5 m<sup>2</sup> attic, which offers multiple possibilities: from an entertainment area to an office or a private cinema. This room gives access to an exceptional terrace, ideal for relaxing outdoors or receiving visitors, while enjoying the beautiful views of the surroundings and the town's castle. In addition, the property has a storage room in the courtyard which could be converted into a garage or extended to add an en-suite bathroom to the master bedroom.

In Montesa, you can enjoy various outdoor activities such as hiking, biking, and climbing, in addition to the rich history and local traditions. With less than 1,000 inhabitants, it offers a unique quality of life in a natural and quiet environment. The area is perfectly connected by road, with easy access to the A-35 and A-7, which allows you to quickly reach cities such as Valencia, Alicante or Albacete. The nearest beach, Gandia, is just 60 km away. 90 km away is Dénia, which connects by boat with the Balearic islands of Ibiza and Formentera. Valencia, the capital of the province is 70 km away.

#### CHARACTERISTICS:

- Constructed area of 265 m<sup>2</sup>, distributed over two floors.
- Large interior courtyard of 60 m<sup>2</sup>, accessible by car, with multiple possibilities.
- Large attic of 66.5 m<sup>2</sup> that can be adapted to various needs.
- Terrace of 123 m<sup>2</sup> with views of the castle of Montesa and nearby landscapes.
- Bright rooms, thanks to its large interior courtyard.
- Dining room with fireplace, ideal for family gatherings and cozy moments.
- Quiet location, close to the Castillo de Montesa, with easy access to the main highways.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) ARE NOT INCLUDED IN THE SALE PRICE.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.



**José Luis Argent**

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E [info@inmocafe.es](mailto:info@inmocafe.es)

**Calle Bazán, 20 - Entlo. 24, 03001 Alicante**  
**AMI API N° 1166**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Fireplace
- Floors: 2
- Views: Mountain views
- Quiet Location
- Renovation year: 1970
- Parking space
- Mains water
- Built year: 1950
- Drive way
- Main drainage
- Solar orientation: East
- Energetic certification: E
- Uninterrupted views
- Terrace



**José Luis Argent**

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

**Calle Bazán, 20 - Entlo. 24, 03001 Alicante**  
**AMI API N° 1166**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)