

**305.000 €**

**Ref. 1217 · Dorpshuis Jalon - Xalo**



286 m<sup>2</sup>



244 m<sup>2</sup>



5



3



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20000 m

Impressive village house totally restored maintaining its traditional rustic character of the area and located a few metres from the town centre. The property consists of two separate houses with independent entrances. Its distribution briefly consists of: Two magnificent wooden doors lead to an entrance hall with two separate entrances, the first one to the ground floor; with double bedroom and exterior window, small office, dressing room / storage room, complete bathroom with walk-in shower, spacious living room with fireplace, separate dining room with nice well, independent kitchen with dining room and a wonderful interior patio with two porches covered by arches. Attached to the second porch we can enjoy a large double bedroom with en-suite bathroom. The second entrance leads to the first floor via stairs and has two double bedrooms,

large living/dining room with fireplace, open space easily convertible into a third bedroom, fully fitted kitchen with dining area, bathroom and an outside terrace overlooking the courtyard and the church. The property has gas central heating, air conditioning on the ground floor, porcelain stoneware throughout the house, wooden windows with double glazing and shutters, solid wooden doors, new electrical and water installation. The house has exceptional conditions to consider it as a real opportunity in the centre of the town to convert it into a rural house or B&B, both for its charm and for the potential of the area where it is located.