

## Spectacular Ground Floor Apartment with Interior Patio in Almansa

Ref: MA005

**Price  
€82,000**



**Property type :** Apartment

**Location :** Almansa

**Area :** Castilla-La Mancha

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 1972

**Swimming pool :** No Pool

**Garden :** No garden

**Orientation :** East

**Views :** Town views

**Parking :** Street Parking

**House area :** 125 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 60 mins

**City :** walking

**Golf :** 25 mins

- ✓ Fast Internet & Phone
- ✓ Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ Furnished

- ✓ Mains Electric
- ✓ Double Glazing
- ✓ Utility Room
- ✓ Mains Sewerage

- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ White Goods

#### Ground Floor Apartment for Sale in Almansa

This ground floor apartment in Almansa offers comfort, space, and an excellent location in a quiet area of the city. With a total built area of 125 m<sup>2</sup>, the property was renovated approximately 12 years ago, including the complete renewal of the water and electricity installations, ensuring optimal condition and functionality.

#### Layout and main features

Surface area: 125 m<sup>2</sup>.

Bedrooms: three bedrooms, two of them with built-in wardrobes.

Living-dining room: very spacious, equipped with air conditioning with heat pump, ensuring comfort all year round.

Kitchen: spacious and functional, with utility room and direct access to the interior patio. The kitchen includes almost all appliances in use (except the microwave).

Bathrooms: one full bathroom and an additional guest toilet.

Interior carpentry: oak doors; reinforced security front door.

Windows: aluminium frames with Climalit double glazing and mosquito nets on the exterior windows.

Floors: ceramic tile flooring, durable and easy to maintain.

Furniture included: only the living room cabinet and shelving, plus lamps and ceiling lights.

#### Exterior and immediate surroundings

Interior patio: with green areas, accessible directly from the kitchen.

Storage room: approx. 4 m<sup>2</sup>, located on the community rooftop terrace, included in the price.

Parking: easy on-street parking thanks to the spaciousness of the area.

Built in 1972 and fully updated, offering a balance between modern comfort and solid construction.

#### The area of Almansa

Almansa is a city of great historical and cultural appeal, renowned for its iconic medieval castle, its festivals declared of International Tourist Interest, and its tradition in high-quality footwear manufacturing. The town offers all essential services such as schools, high schools, health centres, supermarkets, shopping areas, and a wide gastronomic and cultural offer. In addition, it enjoys excellent road and rail connections to cities such as Alicante, Valencia, Albacete, and Madrid. Its peaceful surroundings and high quality of life make it an ideal location for both permanent residence and investment.