

## DP38: Folques

3 storey village house in Folques, near Arganil.



This 3 storey house is located in the picturesque village of Folques, near Arganil. The terraced house is situated on a narrow cobbled lane, with parking nearby.

The house has a new roof and new windows but still requires interior renovation. Although the wooden floors and ceilings are sound, they will require treatment for woodworm. The house currently has 4-5 small bedrooms though it would be possible to create fewer, larger rooms.

On the ground floor is a good-sized cellar/storeroom with access onto the lane. A separate front door opens onto a staircase leading to the 1st floor with a small but light & sunny living room with french windows to the front; a box room which has a partition wall dividing it from the bathroom - ideally this wall would be removed to create a large bathroom or convert this space into a good-sized kitchen. A small kitchen is at the rear of the house, alongside a bedroom and a bathroom with toilet, bidet, & washbasin. A nice wooden staircase leads up to the 2nd floor with a large landing with french windows to the front. To the rear of the house the landing opens out into a larger space which would be ideal for use as an office/study or could provide a further small bedroom. There are 3 bedrooms on this floor.

The house has electricity, mains water and telephone.

Very close to the house, next to the church with a 400 year old tree (*fraxinus angustifolia*: narrow-leaved ash) of 'public interest', is a lovely shady cobbled square with benches, a little fountain, and views over the mountains. Just 2 minutes walk is a bar and mini-mercado. 10 mins drive takes you into the centre of Arganil with its lively weekly market, wide range of shops, supermarkets, banks, restaurants, theatre, cinema, etc.

**Price: 38,000 euros**

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