



H2S3793

Villa in La Font D'En Carros

245,000€

SEA VIEWS. LOWER PART OF THE MOUNTAIN.

3 BEDROOMS. 2 BATHROOMS

TERRACES FOR ENTERTAINING

NAYA WITH GLAZED WINDOWS AND DOORS

CLOSE TO OLIVA AND LA FONT D'EN CARROS

BEACHES NEARBY. GANDIA TRAIN STATION CLOSE BY

BUILT IN 1999. BUILD SIZE 148M<sup>2</sup>. PLOT 700M<sup>2</sup>

IBI:TBC BASURA:TBC

An opportunity for you to buy a detached villa at the bottom of an urbanisation with sea views, three bedrooms, two bathrooms, air conditioning, outside entertaining terraces, double glazing, wood burner in the sitting room, and an enclosed naya with sea views and views over the orange groves.

The approach to the property has off-road parking for one vehicle, steps down to the Villa, a seating, dining and entertaining terrace and a useful storeroom. Outside lighting and a door leading to the main reception hall.

Reception hall with lighting and hanging space for jackets.

The lounge dining room is a lovely light room with a window to the side elevation, sliding patio doors to the naya. Wood burner insert into a feature fireplace, two ceiling lights and fans, breakfast bar dividing the kitchen, door leading to shower room, stairs leading to the bedrooms.

Kitchen with a range of base and wall units, upright fridge freezer, dishwasher, fitted oven, hob, extractor over, window to the side elevation, ceiling lighting and breakfast bar.

Dining naya to the front with stunning views over the orange groves towards the sea, exposed timber beams to the ceiling, Tosca stone arches, door to an outdoor patio. Lighting and opening glazed windows.

Shower room with a walkin shower cubicle, WC, wash basin, window and lighting.

Lower floor with three bedrooms and family bathroom.

Bedroom 1 with lovely sliding patio doors to a private balcony, hot and cold air conditioning unit, double built-in wardrobes with cupboards over and lighting. Beautiful sea views and views over the orange groves.

Bedroom 2 is a generous sized double bedroom with ceiling light and fan, built in double wardrobes with cupboards over, window to the side elevation and lighting.

Bedroom 3 is a generous twin bedroom with a window and lighting.

Family bathroom with a bath and shower over, pedestal wash handbasin with wall mirror over, WC, bidet and window.

Outside there are various seating and dining areas of the lower floor there is a good size patio which would accommodate a beautiful Jacuzzi to enjoy the sea views. Outside lighting, either side of the Villa there are steps so you can walk all the way round. Near the entrance is a useful storage cupboard.

The town of Oliva is a few minutes drive and it has stunning blue flag beaches which are just incredible for relaxing and enjoying the golden sand. Gandia is approximately a 10 to 15 minute drive. There is a train station where you can get the train to Valencia, all major shops and supermarkets shopping centres and a generally really nice historical area to visit and stay.