



H2S3795

Town house in Beniarjo

108,000€

5 BEDROOMS, 2 BATHROOMS, 2 RECEPTION ROOMS

KITCHEN, UTILITY, PRIVATE ROOF TERRACE

PERFECT OPPORTUNITY FOR A GUEST HOUSE

BEDROOM AND SHOWER ROOM DOWNSTAIRS

HOUSE IN GOOD CONDITION AND ROOM FOR FURTHER ACCOMMODATION

LOCAL SWIMMING POOL, BUS ROUTE TO GANDIA

IBI TBC, BASURA TBC

BUILT IN 1920. BUILD 180M²

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MONEY LAUNDERING REGULATIONS 2010

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THE PROPERTY MISDESCRIPTIONS ACT 2013

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REGLAMENTO DE BLANQUEO DE DINERO DE 2010

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LA LEY DE DESCRIPCIONES ERRONEAS DE PROPIEDAD DE 2013

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A very cheap 5 bedroom, 2 bathroom house in Beniarjo, near Gandia. Perfect for family or if you just like space. This house has 2 bedrooms downstairs, perfect if you have a relative who cannot make it up the stairs. Other useful storerooms and a roof terrace. Situated in the heart of the town and walking distance to all amenities and facilities.

The approach to the house is via a typical Spanish Street. The main door leading into a very spacious reception hall.

Reception hall very welcoming, with doors off to the sitting room, kitchen, bedroom 5, stairs leading to the first floor.

Sitting room with a window lighting built-in cupboards and bookshelf ceiling lighting archway and door to bedroom 4.

Kitchen is a galley kitchen with a window overlooking the utility room, a range of base and wall units. Fitted oven hob and extractor over, double sink with mixer tap and lighting. I would consider removing the partition wall and open it all up into a kitchen dining room.

Dining room with door leading to kitchen and door to utility. Ceiling lighting under stairs storage cupboard and stairs leading to the first floor.

Utility room with a skylight a double scrub sink and space and plumbing for washing machine. Open arch to a pantry which is a very useful storage space and door to the downstairs shower room.

Shower room with a walk-in shower, Vanity unit, WC, lighting and heater.

Bedroom 4 on the ground floor with a window Lighting and concertina door to bedroom 5. I would consider using this as a 2nd sitting room. Or office.

Bedroom 5 accessed from the sitting room or from bedroom four. With a window and Lighting.

First floor landing with doors off to bedrooms 1, 2 and 3 and the door off to bathroom and storage room.

Bedroom 1 with sliding patio doors to a small balcony ceiling lighting.

Bedroom 2 is a generous sized double bedroom with lighting and a window.

Bedroom 3 is a double bedroom with a window and lighting.

Family bathroom with a full-length bath and shower over, wash basin, WC, louvred window and lighting.

Storage room with a window and shelving. Could be another bedroom/ study room etc.

Second floor landing with a window and door to storeroom.

Storeroom with a window Lighting Power and would make a beautiful Summer sitting room or kitchen.

Roof terrace is spacious with plenty of room for table chairs sun lounges and entertaining.

Overall, this is a really good house and if you are looking for a new life in the sun, then this may be the place for you. The house is big enough to consider a small business, guest house or B&B.

Beniarjo a pretty town and has shops, bars, restaurants, municipal swimming pool, vets, doctors, chemists and is on a bus route to Gandia where you can get the train to Valencia.

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Beaches are about a 10-minute drive away. There are plenty of them including the nudist beach in Gandia. Piles, Daimus and various other beaches along the coastline.

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