



H2S3798

Town house in Potries

129,950€

3 BEDROOMS. 2 BATHROOMS

COURTYARD AND MASSIVE ROOF TERRACE

IN NEED OF CLEARING AND CLEANING

MAIN ACCOMMODATION ON ONE LEVEL
GROUND FLOOR

UPSTAIRS IS AN OPEN ROOM WITH 3
WINDOWS AND ACCESS TO ROOF TERRACE

LOCAL MUNICIPAL SWIMMING POOL

WALKING DISTANCE TO LOCAL BARS AND
RESTAURANTS

BEACHES 10 MINUTE DRIVE

BUILT IN 1887. 197M² BUILD SIZE

This is a cheap house in a very nice small town on the outskirts of Gandia. With 3 bedrooms, 2 bathrooms, and the main accommodation on one level. A rear courtyard and a roof terrace which is covered but would be great if part of it is uncovered for the sunshine and entertaining.

The house has been owned by the current owners for the last 40 years and the top floor has never been used for accommodation, however I would make this into a summer kitchen or additional bedrooms. The house is habitable and would be completely different if it is just cleaned and emptied.

With a courtyard off the dining room, this would be a perfect house if you have elderly relatives or you want to live on the one floor.

The approach to the house has the main door leading into the reception hall.

Reception hall with door off to bedroom 2, Bedroom 3 and open arch to the sitting room.

Sitting room is spacious with lighting, doors off to the kitchen, dining room and inner hallway.

Kitchen with a range of base and wall unit, plenty of storage, window to the courtyard, door to the dining room, lighting, free standing cooker with extractor over. Yes, it would benefit from being updated but the owner tells me everything works. Dishwasher, upright fridge freezer and separate freezer.

Dining room with a door leading to the courtyard, hot and cold air conditioning, lighting and door to the sitting room.

Courtyard is very spacious with access to the utility area which has the hot water boiler, shower room with a W.C and wash basin. The courtyard has plenty of space for dining and entertaining and is very useful as it has easy access to the kitchen.

Bedroom 1 is a nice double bedroom with built in wardrobes, window and lighting. Situated at the rear of the house.

Family bathroom with a full-length bath and shower over, W.C, bidet, wash basin and a louvered window.

Bedroom 2 a double bedroom and is situated at the front of the house with lighting and a window.

Bedroom 3 is a single bedroom with a window, built in wardrobes and lighting. Also situated at the front of the house.

1st floor is an open plan room with two windows to the front and a window and door to the rear. This would make lovely additional accommodation if required. However, as I have previously said the owner only used the downstairs and upstairs was for the washing. The roof has been renewed over the last few years and there is no sign of any water.

The roof terrace is very spacious and has a roof covering the L-shaped terrace. It does have sunshine, and if you want the sun then you would be better to remove some of the roofing. It is very private and not overlooked.

The town is friendly with a mini supermarket, bars, restaurants, medical centre, municipal swimming pool and plenty of history. There is a bus route to Gandia and Villalonga where you will find the main shopping supermarkets.