



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

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MONEY LAUNDERING REGULATIONS 2010

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 2013

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

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.