









2295

## Town house in Palma De Gandia

95,000€

3 BEDROOMS

SPACIOUS COURTYARD

TERRACE OVERLOOKING THE COURTYARD

PRETTY VILLAGE LOCATION

BUS SERVICE TO GANDIA CITY

1 BATHROOM

ALL ACCOMMODATIONS ON ONE LEVEL

WALKING DISTANCE TO ALL AMENITIES

15 MINUTES TO STUNNING BEACHES

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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 1991

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.



3 Bedroom double fronted town house with a spacious courtyard, open plan lounge dining room, kitchen in need of updating, shower room, separate room convertible in to further accommodation, attic for conversion and sunny terrace.

The approach to the property is via a typical Spanish street. Double opening Valencian doors leading to the open plan lounge dining room, kitchen with base and wall units, original marble sink, free standing cooker, window and store room.

Bedroom 1 is a spacious double with window to the front. Bedroom 2 is double and has window to the front. Bedroom 3 single with window to the rear courtyard and cupboard.

Courtyard with some beautiful trees and plants, plenty of space for seating, sunbathing and summer dining. At the back there is a room with windows currently used for storage, possibly converted in to a studio or a pretty summer lounge, subject to permission.

From the lounge there is a staircase up to the top floor. The attic is ready for conversion, windows and double opening doors to a balcony overlooking the street. Terrace with space for table and chairs. This top floor could be converted in to further accommodation subject to permission.

This house doesn't require immediate work, all accommodations are on one level. Suitable for families with children or elder parents. Ideal as a holiday or permanent home. Shops, bars, sport centre and more amenities are within walking distance. 15 minutes to STUNNING BEACHES. Bus line to Gandia City and beaches.