







H2S3845 | Town house in Rafol de Salem | 130,000€

7 BEDROOMS, GARDEN, OUTBUILDINGS

ROOF TERRACE WITH GARDEN VIEWS

SITTING ROOM WITH OPEN FIREPLACE

CHARCTER, BARRELLED CEILINGS AND EXPOSED TIMBER BEAMS

BIG HOUSE WITH POTENTIAL TO BE A BOUTIQUE GUEST HOUSE

2 OUTBUILDINGS. BUILT IN 1940. BUILD 310M²

PRETTY VILLAGE LOCATION. PLOT 370M²

IBI 336€ BASURA 76€ PER YEAR

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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.

This double fronted townhouse is very spacious 350M² with 7 bedrooms, 2 outbuildings, garden, patio, roof terrace off 2 bedrooms. In need of updating but, generally a good house for the money. Has character, exposed timber beams and barrelled ceilings. Would make a good guest house or B & B.

In walking distance of the town's amenities and municipal swimming pool.

The approach is via a typical Spanish street with vehicular access, main door leading into the reception hall.

Reception hall with lighting, double opening Valencian doors, open arch to the sitting room and two doors off to 2 bedrooms.

Bedroom 1 is a double bedroom with a window to the front and lighting.

Bedroom 2 is a double bedroom with a window to the front and lighting.

Sitting room with exposed timber beams and barrelled ceilings, open fireplace (currently boarded) understairs store cupboard and access to the dining room.

Dining room with exposed timber beams barrelled ceilings, double opening doors to the garden, door to the kitchen and door to bedroom 3.

Bedroom 3 is a double bedroom with a door to the shower room, window and lighting.

Kitchen in need of replacing, with a concrete work surface, free standing cooker, door to patio and window.

1st floor landing is another relaxing area with chairs and doors to the roof terrace and a window to the front.

Bedroom 4 is a twin bedroom with patio doors to the terrace.

Bedroom 5 is a double bedroom with a patio door tot eh roof terrace and lighting.

Bedroom 6 a double bedroom with a window to the front.

Bedroom 7 a double bedroom with a window to the front.

Outside to the rear of the property is a spacious patio and a garden.

This is also access to the family shower room and separate W.C and wash basin. (two separate rooms)

Family shower room can be accessed either through Bedroom 3 or from outside. This has a shower, W.C, bidet, wash basin and a window.

The garden is over grown but a very good size for growing plants and making into a pretty relaxing and enjoyable area.

There are two detached buildings, both on the catastral. The first is used for entertaining and dining with an open store above.

The second building is at the end of the garden both open store rooms.

VIDEO AVAILABLE ON OUR WEBSITE OR YOUTUBE.

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GANDIA 25 MINUTES.

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