



2360

Villa in Oliva

194,500€

WELL PRESENTED DETACHED VILLA

3 BEDROOMS

3 BATHROOMS

SEPARATE SELF - CONTAINED APARTMENT

MAIN ACCOMMODATIONS ON ONE LEVEL

PRIVATE SWIMMING POOL

PLENTY OF SUNNY TERRACES

CAR PORT. MATURE GARDENS

FRUIT TREES

FEW MINUTES TO THE TOWN CENTRE OF OLIVA

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MONEY LAUNDERING REGULATIONS 2003

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.

Fantastic detached villa situated in Oliva, only a short drive away from all the amenities in town and SUPERB BEACHES. The approach to the property is via a pedestrian gate and a hallway to the front door. The main door leads to the reception hall, to the right there is a shower room with w.c, vanity unit, walk in shower cubicle and window.

The lounge is light and spacious with a very efficient pellet stove, ceiling fan, air conditioning unit, door to the kitchen and sliding doors to the summer lounge, currently used as a dining room. The views from this room are SPECTACULAR. Fully fitted kitchen with a range of base and wall units, hob, extractor, fitted oven and microwave, fridge freezer, dishwasher, ceiling fan, sink and window over.

Master bedroom with sliding doors to a balcony with GORGEOUS MOUNTAIN AND SEA VIEWS, built in wardrobes and cupboards over, air conditioning unit, ceiling fan and en suite shower room. The shower room has w.c, vanity unit window, space and plumbing for a washing machine.

Bedroom 2 is a double and has built in wardrobes, air conditioning unit and window.

On a lower floor there is a self-contained apartment. The main door leads to a reception area with store cupboards, to the left a double bedroom with a window. Shower room w.c, vanity unit with mirror over, walk in shower cubicle and store cupboard.

Lounge dining room with windows and spotlights. Kitchen with base units, sink, hob, window and space and plumbing for a washing machine.

Outside.

Sunny terraces around the house for seating and enjoy the sun with a glass of wine. 8 x 4 swimming pool and covered dining area perfect for summer. BBQ area and dining area with awning to be protected from the sun.

The gardens are well established and there is a huge range of beautiful plants and trees, such as lemon, peach, orange, nispero, etc.

The gardens are low maintenance. Car port with space for a car.

This property is ideal as a family home and also ideal as a holiday home. Immaculate conditions, no work required. Quiet and friendly residential area. The location is fabulous with STUNNING VIEWS. Few minutes away from the town centre of Oliva and MAGNIFICENT BEACHES. Valencia and Alicante airports are approximately 1 hour away. Bus service from town to the beach and Gandia city.