







H2S3924 | Villa in Ador | 435,000€

4 BEDROOMS. 3 BATHROOMS. SEA VIEWS

GATED DRIVEWAY. GARAGE AND ADDITIONAL PARKING

SEPERATE GUEST SUITE. COULD BE A SELF CONTAINED APARTMENT

ENCLOSED NAYA IDEAL FOR RELAXING OR DINING

LOUNGE / DINING ROOM WITH BERRELLED CEILINGS

SEPARATE PATIO AREA OVERLOOKING THE POOL AND MOUNTAINS

IBI 508€ BASURA 49.88€ BUILT 1979

BUILD 281M². PLOT 900M²

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.

Ador is a traditional Spanish town near Gandia. Approximately 1hr 20min to Alicante airport and 1hr 5 min to Valencia airport. This detached villa has 4 bedrooms, 3 bathrooms private swimming pool, garage. SEA views and within walking distance to the local bars and restaurants.

The approach to the villa has double opening electric gates leading to a private driveway, parking for several vehicles, car port and garage.

A few steps leading to the dining terrace and seating area with an awning, canopied porch leading to the front door.

Reception hall with door to kitchen and lounge dining room.

Kitchen with a range of base and wall units, free standing cooker, 1 & ½ sink and drainer with mixer tap over, window with stunning views towards the sea and over the town. Space for upright fridge freezer, door to the naya and lighting.

Lounge dining room with exposed timber beams and barrelled ceilings, patio doors leading to the naya, wood burner inset into a fireplace, hot and cold air conditioning unit, radiators and lighting.

Naya with stunning views over the town, valley and the Mediterranean sea. Dining area and sitting area.

Bedroom 1 is a generous size bedroom with a window, hot and cold air conditioning unit, ensuite shower room, built in wardrobes and a radiator.

Ensuite with a walk in shower, window, wash basin and W.C. Linen cupboard and lighting.

Bedroom 2 is a double or twin bedroom with a window, lighting, radiator, built in wardrobes and hot and cold air-conditioning unit.

Bedroom 3 is another double or twin bedroom with a window, lighting, radiator, built in wardrobes and hot and cold air-conditioning unit.

Family bathroom with a full length bath and shower over, W.C, vanity unit with a wall mirror over and cupboards beneath, radiator and a window.

Downstairs is a separate guest suite.

Laundry room with a window, base and wall units, sink and drainer and door leading to:

Lounge dining room with a window to the front with views over the town and towards the sea.

Bedroom 4 is a good size double bedroom with hot and cold air-conditioning unit a window and lighting.

Shower room with a walk in shower, was basin, W.C and an extractor.

Outside the gardens are terraced with a range of fruit trees, oranges and lemons.

Poolside with a swimming pool, shower, plenty of seating and sunbathing space, perfect for a party and entertaining.

The house is part double glazed, oil central heating, 281m² build and a plot of 889m². Built in 1979 which means it has spacious rooms and higher than normal ceilings.

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