



H2S3940

Villa in Palma de Gandia

180,000€

**BARGAIN OF THE YEAR. CHEAP DETACHED VILLA**

**RESTAURANT/ BAR AND TERRACE ON THE GROUND FLOOR**

**LIVING ACCOMODATION IS IN GOOD CONDITION**

**BAR/RESTAURANT NEEDS REFURBISHMENT**

**DOUBLE GARAGE AND GARDENS**

**POPULAR TOWN WITH BUS ROUTE TO GANDIA TRAIN STATION**

**3 DOUBLE BEDROOMS, 2 BATHROOMS ON 1ST FLOOR**

**IBI 88€, BASURA 60€ PER YEAR. BUILT IN 1975. 267M<sup>2</sup> BUILD**

Situated in Palma de Gandia this 3 double bedroom detached house with a bar-restaurant, garage, outside gardens has to be one of the bargains of the year.

The approach has access to the garage and parking for 2 cars. Gated pedestrian entrance to the restaurant and the house.

Reception hall of the house is spacious and welcoming.

Sitting room with patio doors to the balcony, open fireplace and a pellet burner. Cold air-conditioning unit, lighting and window to the side.

Balcony with a sunny position and space for seating and dining.

Kitchen with a range of base and wall units, walk in pantry, utility room, freestanding cooker, window and lighting.

Bedroom w is a light bedroom to the front with lighting, air conditioning unit and patio doors to the front balcony.

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

Bedroom 3 is a double bedroom with a window and lighting.

Bathroom with a full-length bath, wash basin and bidet.

Shower room with a walk-in shower, wash basin, W.C and lighting.

Ground floor was previously a local bar and restaurant, in need of refurbishing if you want to reuse it and the correct permission from the townhall. The area is very spacious with a bar and windows.

2 toilets, room which was previously the kitchen which will need fitting out if you want to use as a kitchen again.

The rear and side of the property has a spacious patio, two sections to the side which were previously the vegetable garden.

Garage at the front with parking for two vehicles.

This is a cheap property, liveable and no immediate work required to the living section.

Please do not miss this opportunity to buy a detached house in a friendly small town which had a municipal swimming pool, bus route to Gandia and Villalonga.

Palma de Gandia has featured on the TV program A Place in the Sun and is very popular for Spanish and Ex pats alike. WATCH THE VIDEO