



H2S3953

Town house in Rafelcofer

359,000€

480M² OVER 3 STOREYS. VERY PRETTY HOUSE

LIFT TO ALL FLOORS. PERFECT FOR DISABLED OR ELDERLY

PERFECT CORNER POSITION FOR POTENTIAL BUSINESS

VERY SPACIOUS FAMILY HOME

CHARACTER WITH PLENTY OF ORIGINAL VALENCIAN DETAILS

BUILT 480M². BUILT IN 1900

IBI 650€ BASURA 80€ PER YEAR

A VERY SPECIAL HOUSE

With nearly 500m² build this is a substantial property in a picturesque town on the outskirts of Gandia city. Over 3 floors with a lift to each floor this would make a fabulous art studio or small business opportunity if you work from home. Plenty of original character such as exposed timber beams in barrelled ceilings, double opening Valencia doors a real wow factor.

The main Valencian doors to the front of the property open into an open plan ground floor with various sitting areas to the front and side of the building. Original tiled flooring almost mosaic style and 2 sets of double opening windows to the front elevation and 1 set to the side elevation. Exposed timber beams, barrelled ceilings, original dressers for displaying glassware and storage beneath, marble fireplace and a room not quite finished with a shower room. Kitchen with skylight glassed ceiling, base and wall units, oven, hob and extractor, utility room and a hallway leading to the side entrance. This floor is 168m²

Lift and stairs to the 1st floor

1st floor comprising another dining sitting room to the front elevation with sets of double opening doors all with individual balconies, exposed beams, bedroom with double opening doors leading to a Juliette balcony to the side elevation, exposed timber beams. A dressing room off the bedroom and an additional sitting room thought the other side of the bedroom. (this can be accessed over the patio/courtyard) Kitchenette and a shower room.

2nd floor accessed by either the lift or the staircase. This is again a very spacious floor 156m² this is currently used as a bedroom, living room, kitchenette and has a shower room. A very light and bright floor with access to a small roof terrace seating area.

The possibilities for this property are very open. Subject to the permission from the town hall this would make a fabulous art gallery/ antique shop/ tailors etc. With the ability to be able to live in the property at the same time. The 1st and second floor could easily be 2 separate apartments and if you have older or disabled family or friends then there is a lift to all floors.

Rafelcofer is a popular town on the outskirts of Gandia. There is a bus route to Gandia and the train station that goes to Valencia so it is very well connected. The town itself has several bars, restaurants, a small museum, mini supermarket, a weekly market, bank, cycle and walking routes. The traditional Spanish and Valencian fiestas which make it a very nice place to be.

Please do not miss out on this opportunity to buy a very stunning house in a lovely location.

7km to Bellreguard Beaches

90km to Valencia airport

120km to Alicante airport

7km to Gandia train station