









2439 Villa in Gandia 260,000€

MODERN DETACHED VILLA 4 BEDROOMS

2 BATHROOMS PRIVATE SWIMMING POOL

CENTRAL HEATING AIR CONDITIONING UNITS

LAWN VEGETABLE GARDEN

SUNNY TERRACES NAYA

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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.



This villa is located in Marxuquera a quiet and tranquil location 5 – 10 minutes to all amenities. The approach to the property is via a gated driveway and car port. Few steps to the main level. The front door leads to the reception area with lighting and storage cupboards. Double opening doors in to the open plan lounge dining room. This room is very light and has air conditioning unit, door to a very sunny terrace and door to the kitchen.

The kitchen is fitted with a range of wall and base unit, gas hob and extractor, sink, oven, fridge freezer, washing machine, dish washer, window and door to the rear garden and pool.

Bedroom 1 is a double room with en suite shower room, free standing wardrobe and window. The en suite has w.c, wash basin, walk in shower and window.

The 1st floor has a landing with a hot and cold air conditioning unit and door to a large sunny terrace with pretty views of the mountains.

Bedroom 2 is double and has built in wardrobes, ceiling fan and door to a terrace (also accessed from landing).

Bedroom 3 is double and has built in wardrobes, ceiling fan, window and private terrace with beautiful views.

Bedroom 4 is double and has twin beds, window, free standing wardrobe.

Bathroom with a small bath perfect for kids, separate walk in shower, w.c, bidet, vanity unit and window.

Outside

The villa has several terraces, naya at the front and rear.

Lawn by the 8 x 4 swimming pool (currently pending to be cleaned). Bbg area.

On the side of the property there is a vegetable garden with a big variety of fruits and vegetables. Tomatoes, strawberries, onions, lettuce, banana, etc.

There is an under build with a massive space for storage.

Parking for 3-4 cars.

The villa benefits from oil central heating, double glazing, shutters, beautiful mountain views, winter sun and perfect location in a quiet area. 15 minutes to STUNNING BLUE FLAG BEACHES. In walking distance to local bars.