



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

This villa is located in Marzuquera 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). Bbq 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.