









## 2551

## Town house in Miramar

## 86,000€

**3 BEDROOM 1 BATHROOM TOWN HOUSE** 

ALL ACCOMMODATIONS ON ONE LEVEL

ALL AMENITIES ON YOUR DOORSTEP

**OPEN PLAN KITCHEN DINING ROOM** 

**IDEAL AS A RETIREMENT HOME** 

IN NEED OF SOME FIXTURES

3 MINUTESÂ'S DRIVE TO STUNNING BEACHES

CLOSE TO GANDIA THRIVING CITY

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MONEY LAUNDERING REGULATIONS 2003

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.



3 bedroom town house in a centric location in Miramar. This town is lovely and traditional with many shops, bars and restaurants. There is a sports centre, school, municipal swimming pool, medical centre, etc.

The approach to the property is via a picturesque and traditional street. The front door leads to the open plan kitchen lounge dining room. This room is light and has an open fireplace and a window to the front. The kitchen has base and wall units, sink, oven, hob, extractor, breakfast bar and fridge freezer.

Hallway leading to the bedrooms and there is a second lounge with a window and another door to the rear street.

Bedroom 1 is double with window and ceiling light.

Bedroom 2 twin bedroom also with window and ceiling light.

Bedroom 3 is a single room with window.

Bathroom with vanity unit and mirror over, w.c, bidet and a small bath with shower over.

Massive store room with a lot of space for storage, ideal to be converted in to further accommodation if needed.

Staircase to the terrace.

The roof terrace is very big and has a covered area ideal for summer dinning and a lot more space for tables, chairs and sun loungers.

This property needs some fixtures and modernising. All accommodations are on one floor what makes it perfect as a retirement home.

Plenty of outdoor space for sunbathing and entertainment.

There is a possibility to build another level subject to permission.

The house is situated in a corner position and enjoys winter sun on the terrace. This house is near all amenities. There is a bus on town to Gandia city and the STUNNING BEACH. If you like walking there is an easy and flat walk to the beachside. Viewings are recommended.

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