









2583

## Town house in Real De Gandia

65,000€

4 BEDROOMS

1 BATHROOM

IN NEED OF UPDATING

**ROOF TERRACE** 

**NEAR ALL AMENITIES** 

FRIENDLY AND TRADITIONAL TOWN

PERFECT TO LOCK UP AND LEAVE

SHORT DRIVE TO GANDIA CITY

**CLOSE TO SHOPS** 

BARS AND RESTAURANTS

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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. 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 4 bedroom town house is situated in a traditional and friendly town with plenty of amenities within walking distance and a short drive away from the thriving city of Gandia and its MAGNIFICENT BLUE FLAG BEACHES. The approach to the property is via a picturesque street in the heart of the town. The main door opens into a reception hall with door to a bedroom and a gorgeous archway to the hall leading to the lounge. The lounge has a Valencian cupboard, ceiling light and door to the kitchen.

The kitchen needs updating, it has some base units, sink, window and storage cupboard.

Bedroom 1 is double and has a window to the front.

Bedroom 2 is double with built in wardrobe and cupboard over and window.

Bedroom 3 and bedroom 4 are double with windows.

There is a roof terrace with space for seating, sunbathing and summer dining. Utility area with sink.

This property has a great potential to be converted into a gorgeous house situated in a lovely town 10 minutes away from MAGNIFICENT BEACHES. Gandia is only a short drive away with its shopping malls, shops, restaurants, port, marina, paseo and beaches. 1 hour approximately to Valencia and Alicante airports.