



2649

Villa in Villalonga

99,000€

WELL APPOINTED RUSTIC VILLA

CHARMING NATURAL ENVIRONMENT

SURROUNDED BY NATURE. PRETTY MOUNTAIN VIEWS

2 BEDROOMS

1 SHOWER ROOM

LARGE PLOT WITH VARIOUS FRUIT TREES

DOUBLE GLAZING. A/C UNIT. PELLET BURNER

IN WALKING DISTANCE TO LOCAL AMENITIES

15 MINUTES TO STUNNING BLUE FLAG BEACHES

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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.

Enchanting property situated in the traditional town of Villalonga. The villa is located in a natural environment, secluded but not isolated area in walking distance to local amenities. 2 double bedrooms, 1 shower room, 2 lounges, pellet burner, air conditioning unit, terrace and separate utility room. 2400 sqm plot with a huge range of fruit trees such as orange, pear, apricot, apple, banana, lemon, etc. Beautiful views of the mountains. This property is ideal for someone looking for a quiet retreat. 15 minutes to Gandia thriving city and MAGNIFICENT BLUE FLAG BEACHES.

The property can be entered from a gated driveway also used as a terrace. The main door leads to the reception room/second lounge with windows to the front and the side of the property. The kitchen has been recently renovated and has a range of base and wall units, sink and drainer, hob, extractor, fridge freezer and dishwasher. Open plan lounge dining room with a very efficient pellet burner and air conditioning unit. This room is light with two windows to the side and doors off to the bedrooms and the shower room. Bedroom 1 and 2 are doubles with windows to the side. Shower room with w.c., bidet, vanity unit with mirror over and cupboard beneath, walk in shower cubicle and window. Outside. 2400 sqm flat plot offering versatile outdoor space. Large range of plants and fruit trees. Covered terrace that could be used as a car port with space for a car. Outdoor utility room with space and plumbing for a washing machine, sink and window. BBQ area and outdoor shower. Garden sheds with useful space. This enchanting villa is ideal for nature lovers. All accommodations are on one level. The house does not need work but there is a possibility to do some improvements. Double glazing, air conditioning unit and pellet burner. There is no pool but there is space for one subject to permission and planning. Cheap to run. Viewings recommended.