









2668

Town house in Real De Gandia

250,000€

5 BEDROOMS

2 BAHTROOMS

SIZEABLE COURTYARD. PRIVATE POOL

OUTDOOR KITCHEN WITH BBQ AREA

SEVERAL TERRACES IN ALL FLOORS

AMPLE GARAGE

IN WALKING DISTANCE TO ALL AMENITIES

TRANQUIL LOCATION. VERY SHORT DRIVE TO GANDIA CITY

10 MINUTES' DRIVE TO SUPERB 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.



The property can be entered from a pedestrian gate and few steps up to the main door, which opens into the open plan lounge dining room.

The lounge dining room is ample with window to the front, archway to the kitchen, shower room, staircase to the 1st floor and doors off to Bedroom 5 and Bedroom 4.

Bedroom 1 is a double with walk in wardrobe and window to the rear.

Bedroom 2 is double with hot and cold air conditioning unit and sliding doors to a balcony.

Shower room with w.c., bidet, vanity unit with mirror over, walk in shower and window.

Kitchen fitted with gas hob, base units, useful cupboards, sink, extractor, dishwasher, washing machine, window and door to the courtyard.

Elegant marble staircase rising to the 1st floor.

Good size landing used as sitting room with doors leading to bedroom 3, bedroom 2, bathroom and sliding doors to a spacious terrace to the front.

Bedroom 3 is double with built in wardrobes and door to a private terrace with access to the 2nd floor and staircase to the courtyard. Bedroom 4 is double and has windows to the front.

Family bathroom with vanity unit and mirror over, w.c., bidet, full length bath with shower over and window.

On the 2nd floor.

Bedroom 5 double with door to the roof terrace. At the moment this room is used for storage but it has space for a double bed and it will make a wonderful summer lounge.

Generous roof terrace ideal for sunbathing and seating, providing plenty of entertainment space. Steps up the upper terrace with pretty views of the town, mountains and orange groves.

The courtyard offers everything you can wish for: covered terrace with space for table and chairs, outdoor kitchen with BBQ area ideal for summer dining and private 3 x 4 swimming pool and pool side terrace. From the courtyard there is an external staircase up the 1st and 2nd floor.

Large garage with space for various cars, storage and work shop.

Placed in a calm location, this imposing property is in walking distance to restaurants, bars, shops, banks, supermarket and within a very short drive to the always thriving city of Gandia. Superb blue flag beaches are 10 minutes' drive away.