



2744

Villa in Gandia

265,000€

600 SQM PLOT. 180 SQM BUILD

IBI ANNUAL €420 BASURA ANNUAL 100€

5 BEDROOMS 2 BATHROOMS

DESIRABLE LOCATION IN GRAU DE GANDIA

FLAT PLOT. BEAUTIFUL GARDEN

CLOSE TO AMENITIES AND BEACHES

PRIVATE POOL. OUTDOOR SHOWER

GARDEN SHED. PRIVATE TERRACES

PLENTY OF LIVING ACCOMMODATION

IN GOOD CONDITIONS

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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.

Overview Unique detached villa situated in the Grau de Gandia, a calm and quiet area close to all kind of amenities and stunning beaches. The property is on a flat plot of 600 sqm with a beautiful garden, gated driveway and private swimming pool. The accommodation consists of front naya used as a summer lounge, recently renovated kitchen, impressive lounge dining room, 5 double bedrooms and 2 bathrooms. Air conditioning unit and fireplace. In walking distance to shops, bars and restaurants.

The approach to the property is via a pedestrian gate and it also has electric gates and driveway with space for a couple of cars.

Front naya with plenty of space for entertaining, it's currently used as a summer lounge enjoying pretty views of the surrounding orange groves and mountains.

Lounge dining room. The main door opens in to an impressive open plan lounge dining room with beautiful features, high ceiling, exposed beams, feature open fireplace, chandelier and bar. This room is very light and airy. It has a staircase rising to the galleried landing on the 1st floor and an archway to the kitchen.

The kitchen has been recently renovated and it has an extensive range of modern base and wall units, fitted oven, hob, extractor, sink, fridge freezer and washing machine. Breakfast bar, plenty of work surface, ceiling light and window to the rear.

Utility room with space and plumbing for a washing machine, space for storage and window.

Bedroom 5 is double and has a double built in wardrobe, air conditioning unit, window and ceiling light.

Shower room with w.c, vanity unit with mirror over and window. 1st floor. The family bathroom is spacious and has w.c, bidet, full length bath with shower over, wash basin and window.

Bedroom 4 is a good size double with built in wardrobes, air conditioning unit and window.

Bedroom 3 is also double with double built in wardrobe, air conditioning unit and window.

Bedroom 2 is a double with built in wardrobe and cupboards over, ceiling light, air conditioning unit and window.

Bedroom 1 is the master bedroom with an air conditioning unit, windows to the rear and side elevations, built in wardrobes and ceiling light.

Outside. Pretty lawned garden with beautiful plants and trees. Bbq area. Rear terrace with room for sunbathing and entertaining. Private pool. Outdoor shower. Garden shed with enough space for all the garden tools, bikes, sun loungers, etc. This property is ideal as a permanent home or as an investment. 15 minutes' walk to bars, restaurants, port, marina and stunning sandy beaches. Plenty of accommodation and outdoor space. Fantastic location close to amenities, port and beaches. In good conditions, no work required.