



H2S3089

Villa in Beniarjo

84,500€

2 BEDROOMS, 1 SHOWER ROOM + CLOAKROOM

OPEN PLAN LOUNGE DINING ROOM

AMPLE KITCHEN

OPEN FIREPLACE

FLAT PLOT. BEAUTIFUL GARDENS

TERRACES. GATED PARKING

GORGEOUS MOUNTAIN VIEWS

ON THE EDGE OF TOWN

IN WALKING DISTANCE TO LOCAL AMENITIES

10 MINUTES' DRIVE TO GANDIA AND 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.

Romantic detached villa on the edge of town. In walking distance to shops, bars and restaurants. Situated in Beniarjo a traditional Spanish town only 6 km away from the thriving city of Gandia and its superb blue flag beaches. 2 bedrooms, 1 shower room, cloakroom, open plan lounge dining room with open fireplace and spacious kitchen. Gorgeous garden, gated parking, naya and terrace with stunning views of the surrounding orange groves and mountains. Mains water and electricity. VIEWINGS HIGHLY RECOMMENDED. In need of some tlc but great value for money.

The approach to the property is via gated driveway. Front naya with space for entertaining enjoying the views of the orange groves and mountains.

The main door opens in to an open plan lounge dining room. The room is light and airy. It has an open fireplace, window to the front and side elevation, sliding door to the kitchen and staircase to the 1st floor.

The kitchen has a range of base and wall units, double sink, free standing cooker, space for a breakfast table, window to the side and door to the garden.

Family shower room with bath and shower over, w.c, wash basin and window.

1st floor.

Good size landing used as another living area with a window and door to the terrace.

Ample terrace with the most beautiful views of the mountains across the orange groves.

Bedroom 1 is double and has a window with pretty views of the mountains.

Bedroom 2 has a window and ceiling light.

Cloakroom with wash basin, w.c and window.

Outside.

Flat plot with pretty gardens and fruit trees such as orange, fig, olive, vine, etc.

Plenty of space for seating, sunbathing and entertaining. At one side of the property there is a utility area and BBQ.

This property is ideal for someone looking for a country side location yet in walking distance to the town! Calm and tranquil residential area. 10 minutes away from the popular city of Gandia and its wonderful beaches. WINTER SUN.