



2837

Villa in Marxuquera

165,000€

FULLY FURNISHED. 5 BEDROOMS. 2 BATHROOMS

ANNUAL TAX 186â,- INCLUDING RUBBISH COLLECTION

LOW MAINTENANCE GARDENS. FLAT PLOT

RENTAL INCOME BEING GENERATED FOR JULY AND AUGUST

TERRACE OF MASTER BEDROOM. POOLSIDE TERRACES

BUILD SIZE 226mÂ². PLOT SIZE 223mÂ²

FOR THE ASKING PRICE A CLASSIC MERCEDES 190E INCLUDED

OFF ROAD PARKING. PRIVATE POOL 5X3m

SPACIOUS ROOF TERRACE WITH MOUNTAIN VIEWS

WALKING DISTANCE TO TWO BARS & RESTAURANTS

Hello2Spain.com

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 A delightful and very spacious semi detached villa with a private pool. 5 bedrooms, 1 bathroom, and a bedroom and shower room downstairs for elderly or disabled. Charming location nestled in the orange groves yet in walking distance to two bars and restaurants and 10 minutes to Gandia city and beaches.

The Approach is via double opening gates and off road parking for several vehicles, enclosed gardens suitable for dogs, swimming pool, side and rear gardens, ideal for someone who does not wish to have lots of garden to maintain but can still enjoy an array of plants and shrubs indigenous to the local area.

Outside lighting and a car port and entrance to the reception hall. Reception Very spacious with under stairs storage, linen cupboard ideal for rental towels and bed linen. Lighting and stairs to the first floor.

Lounge/Diner with French door leading to the poolside, 2 windows to the side elevation, wood burning stove, ceiling lights and wall lights, door leading to bedroom 5, shower room and open archway to kitchen.

Kitchen with an extensive range of base and wall units, double sink with mixer tap over, free standing cooker with extractor over, dishwasher, washing machine, fridge, freezer, window to the rear, lighting a very spacious kitchen.

Bedroom 5 downstairs is a double bedroom currently with twin beds, and a pull down single bed (sleeps 3) window to the rear elevation and lighting.

Shower Room downstairs with a walk-in shower, w.c, wash basin and lighting. 1st Floor Landing with lighting and doors off to the 4 bedrooms, family bathroom, rear terrace and stairs to the roof terrace.

Bedroom 1 with wall lighting, 2 windows and a door to the front terrace and a window to the side elevation, air-conditioning unit (hot and cold). Dressing area with an original fireplace and shelving either side of the fireplace.

Terrace off Bedroom 1 is a good size with a pool table, sofa and table for coffee mornings. Views towards the mountains and the terrace wraps around the side and the rear of the villa.

Bedroom 2 with twin beds, built in wardrobe, hot and cold air conditioning unit, window and lighting.

Bedroom 3 with a double bed, built in wardrobes, hot and cold air-conditioning unit, and double mirror robes.

Bedroom 4 is a good size single bedroom with a window to the rear, built in wardrobe and lighting Family Bathroom with a full-length bath with shower over, w.c, wash basin with wall mirror window and lighting.

Roof Terrace benefits from sun all day so a great place for sunbathing, or sitting under the shade of the gazebo. Very private with views towards the mountains over the orange groves.

Outside lighting for those summer evenings of entertainment. Gardens There are gardens to the front, rear and side elevation, a flat plot and very low maintenance. Private pool, off road parking.