



H2S3130

Villa in Villalonga

265,000€

6 BEDROOMS. 3 BATHROOMS

PRIVATE SWIMMING POOL

KITCHEN BREAKFAST ROOM, UTILITY ROOM

PRIVATE TERRACES. SPACIOUS ROOF TERRACE

QUIET RESIDENTIAL LOCATION

GARAGE, STORE ROOM, ADDITIONAL ROOM COULD BE ANOTHER BEDROOM

CLOSE TO LOCAL TOWN WITH ALL AMENITIES, SCHOOLS, SHOPS, ETC

FAMILY LOUNGE DINING ROOM

EXCELLENT RENTAL POTENTIAL OR PERMANENT HOME

SELLING DUE TO WORK DEMANDS

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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.

SPACIOUS, Family orientated, well thought out villa with 6 bedrooms, 3 bathrooms, private swimming pool, central heating, air conditioning, outdoor kitchen, spacious family lounge dining room, breakfast kitchen, utility and terrace off the master bedroom. Garage and a room for additional bedroom/ guest suite. Its elevated position provides views overlooking the mountains, orange groves and the lush green valley and town below.

The approach to the villa has off road parking, garage and steps leading to the canopied porch and main reception hall.

Porch with two stunning pillars exude the feel of grandeur outside lighting and main door with glazed window surround.

Entrance hall has a beautiful marble staircase, atrium for lighting, feature brick walls, door to a very spacious room which may be used for storage or converted to a guest suite or bedroom 7 (subject to permission). Marble staircase leading to the main accommodation and further reception hall.

The room off the reception hall has an independent access through the garage, very spacious and could be used for many different things.

Reception hall for main accommodation has double opening doors to the lounge dining room, door to the kitchen breakfast room, door to the downstairs shower room, door to bedroom 4, 5 & 6, lighting and radiators.

Lounge dining room with double opening doors to the poolside, window to the side and front elevation, radiators, fireplace, air conditioning unit, inset spotlights, and ceiling pendants. A very spacious family room.

Poolside with an outdoor kitchen, with bbq/paella house, 8 x 4 swimming pool with Roman steps and pool cover, outside heated shower, plenty of sunbathing and entertaining space. Covered naya with plenty of space for tables and chairs and plenty of outside lighting. Steps leading up the side of the outdoor kitchen leading to additional land belonging to the property. The current owner was going to make a nature reserve with seating to admire the views.

Kitchen breakfast room country style with an extensive range of base, wall and display cabinets, built in oven, hobs, extractor, double sink, space for fridge freezer, 2 windows to the front elevation, radiators, space for table and chairs, lighting, radiator, open doorway to the utility room and a door to the side of the property with an additional terrace.

Utility room with a laundry basin, space and plumbing for washing machine, space for dryer, window and door to the terrace. Terrace has outside lighting, balustrade plenty of space for washing or seating.

Bedroom 6 is a twin bedroom with a window, lighting and radiator.

Bedroom 5 a double bedroom with a range of built in wardrobes, window, lighting and radiator.

Bedroom 4 is a double bedroom currently used as the second sitting room, a generous size room with a window, lighting, air conditioning unit and radiator.

Shower room with a walk-in shower cubicle, w.c, wash basin, window, radiator and lighting.

Marble staircase leading to the 1st floor accommodation.

Landing with a picture window and door leading to the terrace, lighting, door leading to master bedroom and feature brick archway leading to bedrooms 2 and 3 and the family bathroom.

Roof Terrace on the first floor has spectacular views over the countryside and mountains, very spacious with plenty of sunbathing and entertaining space.

Master bedroom is a very spacious bedroom with lighting, ceiling fan, air conditioning unit, double opening doors leading out to the terrace, window overlooking the terrace, radiator and en suite bathroom.

En suite bathroom with a corner bath with a shower over, vanity unit with cupboard beneath and mirror over, obscure glazed window,

w.c, bidet, radiator and lighting.

Bedroom 2 is another generous size bedroom with built in wardrobes, window, lighting, air conditioning unit and a radiator.

Bedroom 3 is a twin bedroom with built in wardrobes, window, lighting and a radiator.

Family bathroom with a full-length bath and shower over, w.c, bidet, vanity unit with cupboard beneath and mirror over, obscured glazed window.

Garage has an up and over door, lighting, tiled flooring, a store room with the oil tank and more storage, stairs to the main living accommodation.

The overview, this is a substantial property, with low maintenance gardens which enables you to enjoy the weather and lifestyle here. The villa is 336m² which is one of the largest you will find in this price range. The local area and town of Villalonga has everything you will need. Shops, bars, restaurants, supermarkets, dentists, doctors and so on. Activities in the local area include, cycling, hiking through the picturesque mountains and valleys, fishing and much more. The beaches of Daimus and Gandia are around a 15-minute drive with plenty of water sports and activities on the beaches. There are of course plenty of beaches to get away from all that too.

The City of Gandia is just 15 minutes by car or there is a bus from Villalonga to Gandia. The City is a small city but has plenty of history and some great shopping. Very Spanish and very traditional in values.