



H2S3171	Town house in Piles		119,900€
4 DOUBLE BEDROOMS, 2 BATHRO	OMS	LOVELY LOCATION IN TOV	VN
TWO ROOF TERRACES AND COUR	TYARD	PLENTY OF LIVING ACCOM	IMODATION
IDEAL AS A PERMANENT HOME/IN	/ESTMENT	EASY WALK TO THE BEAC	H. 1,5 KM
NEAR ALL AMENITIES		TOWN WITH MEDICAL CEN	ITRE, SCHOOL, ETC.
SHORT DRIVE TO OLIVA		IBI 305€ ANNUAL BASURA	80€ ANNUAL

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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 The Agent has not tested any apparatus, equipment, includes and intends of services and so cannot verify that they are in working order or in for the puppose. A buyer is advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to check the availability of this property before traveling 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 advised to travel 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.



Substantial family home in the town centre of Piles which is only 1.5 km from the beach. Ideal location to live permanently or for an investment. Shops, bars and supermarkets on your doorstep. The house has 4 large bedrooms, shower room and bathroom. Light lounge, separate kitchen and courtyard. Main accommodation on one floor. Two roof terraces and utility room.

The approach to the property is via a picturesque street in the town centre with few shops and close to the church. The main door opens in to a reception hallway with lighting and coving. From the reception area there is a door to a bedroom and double opening doors leading to the rest of the accommodation.

Bedroom 2 is double with window to the front elevation, ceiling light and coving.

Light lounge dining room with door to the courtyard. The room has coving and a beautiful chandelier.

The kitchen breakfast room is fitted with a range of base and wall units, gas hob, extractor, oven, sink and door to the courtyard.

The courtyard has space for a table and chairs, ideal for entertainment.

Store room with shelving and useful space for storage.

Shower room with wash basin, w.c, walk in shower and window.

1st floor.

Spacious landing with 3 sets of double wardrobes with cupboards over.

Bedroom 1 is a good size room with window to the front elevation benefiting from a lot of natural light coming in. this room has door to a little balcony overlooking the picturesque street.

Bedroom 3 is a double with window, ceiling light and coving.

Bedroom 4 is also a double with coving, window and ceiling light.

Family bathroom with original tiles, wash basin, w.c, bidet, bath and window.

2nd floor.

Utility room with sink and washing machine. This room has doors to the two terraces and it would make a wonderful summer kitchen. Terrace one is to the front with space for seating and sunbathing. Terrace 2 is to the rear of the property also with space for entertaining and sunbathing, this terrace is bigger than the one at the front.

The town is very Spanish traditional with bars, restaurants, shops and supermarkets. Easy walk to the beach which is only 1.5 km away. Short drive to Oliva town centre, 10 minutes to Gandia thriving city. Bus service to surrounding town.

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