



H2S3214

Villa in Marxuquera

290,000€

5 BEDROOMS 4 BATHROOMS. DETACHED VILLA IN MARXUQUERA

CENTRAL HEATING. DOUBLE GLAZING. AIR CONDITIONING

A BEAUTIFUL LIVED IN FAMILY HOME WITH NO WORK REQUIRED

SPACIOUS LOUNGE DINING ROOM WITH PATIO DOORS TO TERRACE

BEDROOMS WITH WINDOWS OVERLOOKING POOLSIDE

VERY SPACIOUS OUTSIDE ENTERTAINING POOLSIDE. ROOF TERRACE. LOUNGE TERRACE  
3 BEDROOMS MAIN HOUSE & 2 BEDROOM SEPARATE POOLSIDE APARTMENT

CAR PORT AND DRIVEWAY FOR PLENTY OF CARS TO PARK

PLOT SIZE 100m². BUILD SIZE 250m²

10 MINUTES TO GANDIA AND THE 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.

A fabulous lived in family home with no work required. Situated in Marxuquera within walking distance of the local bars and restaurants and a 10 minute drive to Gandia and the beaches. With 4 bedrooms, 4 bathrooms, double glazing, central heating, private pool, 2 bedroom separate apartment. Immaculate house.

The approach to the property is via a vehicular gate with plenty of parking for cars, motorhomes and a double car port for shade.

Canopied porch with light and door leading to the main reception hall.

Main reception hall with lighting radiator and doors off to:

Lounge dining room with two windows to the front elevation, lighting, barreled ceilings and sliding patio door leading to the terrace.

Lounge terrace is very spacious with a BBQ area, wall lighting, awning and plenty of space for seating dining and entertaining. Steps leading to the poolside, roof terrace and to the front of the property.

Kitchen with a range of base and wall units, window to the side elevation, fitted oven, hob, extractor, space and plumbing for dishwasher, space for upright fridge freezer, lighting and open doorway to the utility room.

Utility room with a door to another terrace, lighting, space and plumbing for a dishwasher.

Bedroom 1 is a generous size double bedroom with built in wardrobes, window overlooking the poolside and the gorgeous greenery.

En suite shower room with walk in shower, W.C, bidet, vanity unit and lighting.

Bedroom 2 is another generous double bedroom with built in triple wardrobes, window over looking the poolside and lighting.

Bedroom 3 is currently used as an office however it is another double bedroom with a range of built in wardrobes, window and lighting.

Family bathroom with a full length bath with shower over, W.C, bidet, vanity unit with cupboards and drawers beneath, lighting and wall mirror.

The apartment has a separate entrance with 2 double bedrooms, shower room, bathroom, open plan lounge kitchen dining room. Bedroom 2 is currently used as an additional sitting room.

Outside the poolside has a fabulous and spacious entertaining area, Roman steps leading into the pool. The gardens are low maintenance with various terraces situated around the property.

Roof terrace with views over the local countryside and again more seating and dining space if required.