



H2S3215

Villa in Marxuquera

165,000€

Air conditioning

Amenities Close by

BBQ

Ceiling fans

Country/Mountain Views

Covered parking

Covered Terrace/s

Delivered Water/Deposit

Door Grills

Hello2Spain.com Double glazing

MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

EXCELLENT VALUE FOR MONEY and still open to negotiation. This 3 bedroom, 2 bathroom detached villa with a private pool is a 15 minute drive to the beaches of Gandia. Walking distance to the local bars and on a flat plot. A quiet residential location but not isolated. A lovely community in the countryside.

The approach to the property is via a private driveway with double opening gates. Covered parking for 2 cars but there is parking for more cars on the driveway.

The main access to the house is via a glazed in naya used as a second lounge. This room is very light and it's ideal for winter as it's a sun trap.

French doors opening in to the lounge with a feature wood burner, hot and cold air conditioning unit, ceiling fan and light, coving and door to the kitchen.

Kitchen/diner.

Fitted kitchen with a range of base and wall units, gas hob, extractor, electric oven, microwave, sink with mixer tap over, plumbing for a dishwasher and breakfast bar.

Dining area with window to the garden and poolside. There is a door to the rear terrace and poolside.

Master bedroom with en suite. This room is light and spacious. It has air conditioning unit, ceiling fan and light, coving, double glazed window and walk in wardrobe with plenty of space.

En suite bathroom with corner Jacuzzi bath, w.c, wash basin with cupboards beneath, separate walk in shower cubicle and window.

Bedroom 2 is a good size double with built in wardrobe, coving, ceiling light and fan, window to the front elevation and air conditioning unit.

Bedroom 3 is also double with coving, ceiling fan and light, window, electric radiator and space for free standing wardrobe.

Outside.

Beautiful gardens with fruit trees such as orange, lemon, grapefruit, peach, almond, pear, plumb, etc.

Private swimming pool with Roman steps. The pool can be easily secured for children and pets putting a gate.

Terraces with seating areas and gorgeous views of the mountains.

Shaded area for seating out in summer.

Barbecue and utility area with a large room for storage behind that could be converted in to a workshop, study, etc.

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