



H2S3275

Villa in Ador

215,000€

COUNTRY HOUSE ON THE EDGE OF TOWN

SEPARATE GUEST SUITE. 4 BEDROOMS, 2 BATHROOMS

IN WALKING DISTANCE TO SHOPS, BARS AND RESTAURANTS

AN ARRAY OF FRUIT TREES AND MATURE GARDENS

SEPARATE CASITA (SMALL HOUSE). SEPARATE GARDEN ROOM

ROOF TERRACE AND NAYA WITH GORGEOUS VIEWS

PRIVATE SWIMMING POOL WITH SUNBATHING SPACE

10 MINUTES TO CITY OF GANDIA, BEACHES AND TRAIN TO VALENCIA

FLAT PLOT, OFF ROAD PARKING, TENNIS COURT

ANNUAL COSTS. IBI 200€. BASURA 80€. VERY CHEAP TO RUN

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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.

Splendid opportunity to buy a detached 4 bedroom, 2 bathroom country property on the edge of town and in walking distance to all the local amenities. With a separate casita (small house), separate guest suite, separate garden room, private swimming pool, tennis court, roof terrace with spectacular sea views. A real taste of Spain. Ideal for outdoor living benefitting from a winter sun and plenty of outdoor entertaining areas.

The approach to the property is via a country lane on the edge of the town of Ador just a few kilometres to the city of Gandia and stunning beaches.

Off road parking for many vehicles and a car port for 3 cars, next to the car port is the detached casita with a window and door. The casita sits on its own ground with a variety of fruit trees. Grapefruit, figs, grape vines and would make a fabulous vegetable garden. The casita would need to have power and water connected to make it habitable or just use it as a garden shed and workshop.

The main villa has a vehicular and a pedestrian gate leading to the driveway. Upon entering you are overwhelmed by an oasis of beautiful plants, shrubs and trees with the mountains in the background.

The garden is a flat workable plot with a tennis court in need of repair, private swimming pool and some beautiful sculptures, water features and pretty garden seats under the mature arched wisteria.

To the side of the property is a brick built BBQ area and an outdoor shower.

Large open naya with an outdoor kitchen with a fitted oven, hob, double sink with hot and cold water supply, steps to the poolside, door to the guest suite, steps to the main accommodation and a fabulous entertaining area for guests to rest and relax.

The guest suite is a lovely spacious room with an open fireplace and space for seating, window to the side, double opening doors to the naya and en-suite.

En-suite with a walk-in shower, vanity unit with cupboards and drawers beneath, WC, window, bidet and lighting.

Main accommodation is accessed via a staircase to the first floor.

Lounge with Valencian tiled flooring, sliding patio doors to the balcony. This balcony is a tranquil place for rest and relaxation and a great place to admire the beautiful gardens, there is space for a table and chairs.

Door to the staircase to the roof terrace.

Roof terrace is a very large useable area with panoramic views of the sea, mountains, town and orange groves.

The kitchen has a range of base and wall units, two windows, Valencian tiled flooring in keep with the style of property, double sink, fitted oven, hob and extractor, space for fridge freezer and lighting.

Bedroom 1 is a lovely spacious bedroom overlooking the poolside through double opening doors and a Juliette balcony. Waking in the morning to the lovely view over the orange groves would be bliss. This room has also a window to the side, double built in wardrobe, coving and ceiling lighting.

Bedroom 2 is like bedroom 1 another spacious bedroom with views overlooking the poolside through double opening doors and a Juliette balcony, window, coving and lighting.

Bedroom 3 is another good side double bedroom with a window and views towards the town. This room is currently used as a dining room.

Family bathroom with a bath and shower over, WC, vanity unit with cupboards and drawers, wall mirror with lighting over.

Ador is a very pretty town situated 10 minutes' drive to Gandia City. The town has quite an active social life with the pensionista club,

traditional fiestas for all the family including the tour around the town with the sweet lorry followed by the beer lorry. Firework displays and several bars and restaurants. During fiesta times the village goes to sleep and then in the evening it wakes up and is full of life. The community swimming pool is heated so in the winter when your private pool is too cold to swim you can walk to the local swimming pool. Also on a bus route makes this small town very accessible by public transport.