









H2S3277

Town house in Palma De Gandia

94,000€

TOWN HOUSE IN PALMA DE GANDIA

2 BEDROOMS, 1 BATHROOM AND CLOAKROOM

DIVIDED IN 4 STOREYS

GROUND FLOOR GARAGE.

MAIN ACCOMMODATION ON 1ST AND 2ND FLOOR

TERRACE WITH SEA VIEWS AND SPACE FOR ENTERTAINING

IN GOOD ORDER

OPEN TO SENSIBLE OFFERS

CLOSE TO SHOPS, BARS, CHEMIST, MUNICIPAL POOL, ETC

IBI ANNUAL 150€ BASURA ANNUAL 70€

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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.



2 bedroom town house in the town centre of Palma de Gandia. This property is a 4 storeys house with the main accommodation on the 1st and 2nd floor. Roof terrace with sea views and summer kitchen/utility. Ground floor garage that could be converted into further accommodation subject to permission. In walking distance to all the local amenities. Bus service to Gandia. 10 – 15 minutes' drive to magnificent beaches.

The approach to the property has vehicular access to the garage and pedestrian access from the street. Front porch with intercom and staircase leading to the 1st floor.

On this level is the open plan lounge dining room which is very light and with nice tiled floor, window to the front elevation, marble heater and coving.

Kitchen fitted with a range of base and wall units, electric hob and extractor, oven, double sink, fridge freezer and window.

Cloakroom with w.c, wash basin and window.

2nd floor

Bedroom 1 is a good size double with windows to the front elevation, built in wardrobe and ceiling lighting.

Bedroom 2 is a single room with 2 built in wardrobes and window.

Family bathroom with a full length bath with shower over, w.c, bidet and vanity unit.

Spiral staircase leading to the 3rd floor

Utility room/kitchen with space and plumbing for a washing machine, window, utility sink with scrub board, gas boiler and door to the terrace.

Sunny terrace with space for entertaining space and beautiful views of the sea and mountains.

Garage with possibility of being converted into a separate accommodation subject to permission. 25 sqm. Space for a car and storage.