



H2S3290

Villa in Marxuquera

249,000€

SPACIOUS DETACHED VILLA. PLOT 870 SQM

5 BEDROOMS, 4 BATHROOMS. GUEST STUDIO APARTMENT

IDEAL AS A FAMILY OR HOLIDAY HOME

PRIVATE SWIMMING POOL. SUNNY POSITION

PARKING FOR SEVERAL CARS OR CARAVAN. GARAGE

ALL FENCED AND SECURE. DOG FRIENDLY. FLAT PLOT

TRADITIONAL SPANISH LOCATION

FULL OF CHARACTER AND VALENCIAN CHARM

15 MINUTES' DRIVE TO GANDIA AND ITS STUNNING BEACHES

IBI ANNUAL 500€ BASURA ANNUAL 117€ BUILD SIZE 240 SQM

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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.

Located in Marxuquera, Palma de Gandia. 10-15 minutes' drive to the thriving town of Gandia and its magnificent beaches. Spacious family villa on a flat plot benefiting from a sunny position and pretty mountain views. 4 bedrooms in the main villa and separate studio apartment. Private swimming pool, terraces, naya, garage and gated driveway.

The approach to the property is through a gated drive way with carport to the left and a garage with plenty of space in front of the property for extra car parking. The grounds are well established and planted with fruit trees and bushes. From the drive way there are 4 steps leading up to the main accommodation and a ramp leading down to the studio apartment. Into the main accommodation from the front porch, this has outside lighting and beautiful traditional tiling part way up the walls. Through the traditional wooden front door into the reception hall.

Reception hall has a staircase up to the 1st floor and a large archway leading to the open plan lounge dining room. An archway that leads to a small hallway with a door to the family bathroom and a door to the garage.

Lounge dining room has a large window to the side elevation, coving to the ceiling, ceiling light with fan, pellet burner set in a beautiful stone fire place. A sliding patio door with grills to the naya and a door to the kitchen.

Kitchen has a built in storage space with double opening doors, a range of base and wall units, a double sink with mixer tap over, window overlooking the naya and pool. Gas hob, oven and extractor and a utility room. Door to the side of the property that leads to the naya at the rear of the property. Door that leads to the hall way.

Utility room has space and plumbing for a washing machine and tumble dryer, hot water cylinder and plenty of storage space.

Family bathroom has a Jacuzzi bath with shower above, hand basin with cupboard underneath and mirror above. W.C, window with mosquito net and grills.

Naya has a ceiling fan and light overlooking the pool and garden. With views of the mountains and orange groves. Steps leading down to the pool area.

1st floor. Stair case leads to a spacious landing with doors to 4 bedrooms, 2 bathrooms and a door leading to a attic storage space.

Bedroom 1 is a double room with ceiling fan and light, 2 sets of double built in wardrobes with cupboards above and a window with beautiful views across the orange groves and mountains.

Bathroom 1 has a bath with shower over, hand basin, W.C and bidet. A window and a built in storage cupboards.

Bedroom 2 is the master bedroom. It has 3 sets of double wardrobes with cupboards over. Large window with mosquito net. Ceiling light and fan. Sliding doors with mosquito net leading to a roof terrace.

Roof terrace is shared between the master bedroom and bedroom 3. Plenty of space for sun loungers or a coffee table and chairs to enjoy your morning coffee, with views of the pool and over the orange groves and mountains.

Bedroom 3 is a double room with ceiling fan and light, sliding doors on to the roof terrace.

Bathroom 2 has a half bath with shower over, vanity unit with hand basin and a mirror above. Bidet and W.C. Ceiling light and window.

Bedroom 4 is a double room with ceiling fan and light, window, 2 sets of double built in wardrobes with cupboards above.

Attic storage space is access from the 1st floor landing via some steps and then a ladder. It has 3 windows to the side elevation.

Pool area has an outdoor shower, a pool side terrace with plenty of space for sun loungers and table and chairs. A gazebo with a beautiful stone table and seating. As you go around the pool you come to another stone pergola to give more shade. A few steps up to another terraced area. You can access the studio apartment from here.

Studio apartment has sliding doors leading into an open plan living space, with kitchen, breakfast bar, dining and living area. A door

leading to a shower room. Shower room has a stand in shower, W.C, hand basin with a cupboard underneath and a mirror and lighting above. Garage is a good space with room for 1 car, base units for storage and a window to the side elevation.