



H2S3295

Villa in Ador

215,000€

3 BEDROOMS, 2 BATHROOMS

BUILT IN 2007. 142 SQM BUILD PLOT 500 SQM

MODERN AND LIGHT ACCOMMODATION

PRIVATE SWIMMING POOL

GAS CENTRAL HEATING. PRE-INSTALLATION FOR AIR CON

GORGEOUS SEA AND MOUNTAIN VIEWS

ONLY A SHORT WALK TO A FABULOUS RESTAURANT

CLOSE TO TOWN AND LOCAL AMENITIES

15 MINUTES' DRIVE TO GANDIA AND ITS STUNNING BEACHES

IBI ANNUAL 668€ BASURA ANNUAL 100€

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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.

3 bedroom, 2 bathroom villa with private swimming pool and gardens with lovely sea and countryside views. The property is conveniently located only a few minutes' stroll to the town and its bars, restaurants, banks, shops and supermarkets only a 15 minutes' drive to Gandia and its superb beaches. The villa has an elevated setting affording gorgeous views across the orange groves to the sea but is not isolated from amenities. Set back from the road the villa has a private gated parking space, an intercom entry system, mains gas central heating, and pre installation air conditioning.

Then main door opens into a hallway on the upper floor which comprises:

Master bedroom suite which is a good sized double bedroom with radiator, window and patio door giving access to a terrace with views across the countryside to the sea. A separate dressing room has wood floor, window and radiator.

En-suite bathroom has tiled walls, bath with shower over, W.C, bidet, Vanity hand basin with storage and mirror, fitted shelving, window and radiator.

Stairs down to the main living accommodation comprising:

Spacious triple aspect living/dining room with a feature fireplace, wooden floor, radiators, a window and two patio doors leading to two separate terraces. The terrace at the rear of the property has steps leading down to the gardens and the swimming pool.

Kitchen is a good size with a breakfast bar opening to the dining area, tiled walls and wood floor, fitted units with integrated hob, oven and extractor fan and space and plumbing for dishwasher and washing machine and space for a fridge freezer.

Bedroom 2 is a double room with fitted wardrobes, radiator and a window overlooking the orange groves.

Bedroom 3 has fitted wardrobes, radiator and window.

Shower Room with tiled walls, a corner shower, low level W.C, bidet and vanity hand basin with mirror and storage, a window and a radiator.

Outside The villa has a terraced garden at the rear which is laid to grass with assorted established trees and contains the private swimming pool. The property has a large undeveloped under build with potential for development.