



H2S3298

Villa in Gandia

169,000€

7 BEDROOMS, 2 BATHROOMS

IDEAL AS AN INVESTMENT

2 SELF-CONTAINED ACCOMODATIONS

TRANQUIL LOCATION THE TOWN CENTRE OF GANDIA

PRIVATE SWIMMING POOL AND TERRACES

IN WALKING DISTANCE TO FABULOUS BEACHES

PARKING SPACE FOR VARIOUS CARS

SHORT DRIVE TO ALL KIND OF AMENITIES

DETACHED VILLA

ANNUAL CHARGES IBI 140€ BASURA 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.

This detached villa is located in the thriving city of Gandia. Situated near the port in walking distance to various amenities and the gorgeous promenade along the beach with loads of bars and restaurants. This property is divided in two separate accommodations. Ground floor comprising 4 bedrooms, kitchen, bathroom, lounge and dining room. 1st floor with 3 bedrooms, lounge dining room, kitchen, family bathroom and roof terrace. Plenty of space for parking, private swimming pool and terrace. Ideal as an investment.

The approach to the property is via gated driveway with parking space for 2 or 3 cars. The villa is separated in two self-contained accommodations. The ground floor has an open plan lounge dining room with windows to the side elevation. The kitchen has a range of base units, sink, windows and space for a free standing cooker and a fridge freezer.

Family bathroom with w.c., bidet, wash basin, bath with shower over and window.

Bedroom 1 is double with built in wardrobes and window to the front elevation.

Bedroom 2 and 3 are single bedrooms with windows to the side elevation.

Bedroom 4 is double with window to the side and ceiling light.

There is an external staircase to the 1st floor. This floor has been recently renovated.

The main door opens into a light and spacious lounge dining room with windows to the side and the front of the property.

Separate kitchen fitted with base and wall units, gas hob, extractor, oven, sink and window to the side elevation.

The shower room has w.c., vanity unit with mirror over, walk in shower cubicle and window.

Bedroom 5 is double and has two windows and space for a free standing wardrobe.

Bedroom 6 is also a double with window and ceiling light.

Bedroom 7 is a twin bedroom with ceiling light and staircase to the roof terrace.

The roof terrace is ample and it's perfect for summer dining, entertaining and sunbathing.

Outside.

Flat plot with a private swimming pool.

The pool area is fenced which makes it safe for children. Outside shower. Sun terraces with enough space for tables, chairs and sun loungers.

This property enjoys a tranquil location near the thriving city centre, only 10 minutes' walk to all kind of amenities. Close to the port of Gandia. Wonderful blue flag beaches are also in walking distance.