



H2S3301

Villa in Ador

210,000€

FANTASTIC 4 BEDROOM 2 BATHROOM VILLA

IDEALLY LOCATED CLOSE TO TOWN AND AMENITIES

1630M<sup>2</sup> PLOT WITH NATURAL GARDENS

CONVENIENT LOCATION NEAR TOWN

OUTDOOR KITCHEN, TERRACES.

8 X 4 SWIMMING POOL. NOT OVERLOOKED

GORGEOUS SEA AND MOUNTAIN VIEWS

15 MINUTES TO GANDIA CITY AND STUNNING BEACHES

SUNNY POSITION. WINTER SUN. AIR CONDITIONING

ANNUAL CHARGES IBI 400€ BASURA 80€

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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.

Fantastic 4 bedroom, 2 bathroom villa in a calm location in Ador. With private swimming pool, terraces, gardens with fruit trees and summer kitchen. This villa is very close of this friendly town with all amenities within walking distance, shops, restaurants, bars, pharmacy, sport centre, schools, etc. Perfect as a permanent or holiday home, 15 minutes approximately to Gandia city and stunning beaches.

The approach to the property is via a tranquil street. The property is accessed via a gated driveway with space for several cars and a car port for 1 car.

Through the main door into the open plan lounge dining room.

Open plan lounge dining room is large and spacious with a feature wood burner, spot lights, staircase rising to the 1st floor and a doors leading to a storeroom.

Storeroom has useful space, lighting and a window.

Kitchen has an American style breakfast bar to separate the kitchen from the lounge. The kitchen has a range of base and wall units, gas hob and oven. Double sink with mixer tap over, dishwasher and space and plumbing for a washing machine. Sliding doors out to a large terrace next to the pool and a door to a glazed in naya.

Shower room has a W.C, walk in shower cubicle, wash basin with mirror over, double glazed tilting window

Naya in currently used as a dining room with sliding doors to a large terrace, outdoor kitchen, bbq area and the pool. This room is very light and it's ideal to enjoy the mountain views.

#### 1st floor

From the open plan lounge dining room we have a spiral staircase up to a large landing currently used as a second lounge.

Second Lounge/ 1st floor landing has spot lights, a window overlooking the rear gardens, wood burner and an archway leading to the bedrooms.

Bedroom 1 has arched windows to the front and side elevations with stunning views across the town, orange groves and to the coast. This room has an independent entrance from the driveway.

Office has 4 sets of double built in wardrobes with cupboards above, double glazed window with shutter and grills. Corridor with lighting to more built in wardrobes with cupboards above.

Bedroom 2 is a good size double with built in wardrobes and cupboard above. Ceiling lights, vents for the air conditioning system. Double glazed window with mosquito net, shutters and grills.

Bedroom 3 is a good size double ceiling fan and lighting, built in wardrobe with cupboard above. Double glazed window overlooking the pool and mountains views.

Bedroom 4 is a double bedroom with built in wardrobe and cupboards above, ceiling light and a window to the side elevation

Family bathroom with full length bath with shower over, W.C, bidet, window, hand basin with Mirror and lights above. Spotlights and built in cupboards with lots of useful storage space for linen etc.

The 1st floor has air conditioning.

#### Outside

There is plenty of entertainment space, sunny terraces, 8 x 4 swimming pool and outdoor kitchen/bar. Garden with a huge range of fruit trees and plants, low maintenance natural garden. Ideal property for someone looking to be close to town and approximately 15 minutes' drive to magnificent beaches. Bus service to Gandia and surrounding towns.