









H2S3325

Town house in Palma de Gandia

73,000€

TRADITIONAL SPANISH TOWNHOUSE

4 BEDROOMS, 1 BATHROOM

LOUNGE WITH FIREPLACE

MAIN ACCOMMODATION ON ONE LEVEL

SPACIOUS COURTYARD

1ST FLOOR FOR CONVERSION

IN NEED OF SOME UPDATING

LOVELY TOWN LOCATION. IN WALKING DISTANCE TO LOCAL AMENITIES

15 MINUTES TO SUPERB BEACHES

BUILD SIZE 160 SQM IBI ANNUAL 215€ BASURA ANNUAL 84€

Hello2Spain.com

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.



Double fronted townhouse located in the pretty village of Palma de Gandia. Traditional features and character. In need of some updating. Lovely courtyard. Main accommodation on one level. 1st floor for conversion. In walking distance to local bars, shops, municipal pool, etc. Only 15 minutes' drive to superb beaches in Gandia. Bus service.

The approach to the property is via a tranquil street in the village. Double opening Valencian door leading to the reception hall.

Reception hall is ample and original tiles, doors to bedroom 1 and 2 and gorgeous archway to the lounge.

Bedroom 1 is double and it has a window to the front elevation what makes it very light, ceiling lighting and space for a free standing wardrobe.

Bedroom 2 is a single room with a free standing wardrobe, window to the front elevation and lighting.

The open plan lounge dining room has an open fireplace, ceiling lighting, fitted Valencian cupboard and pretty tiles.

Bedroom 4 is a single room with space for a single bed and window. This room can also be used as an office, nursery or hobby room. In the pas it was used as a tv room.

The lounge has big wooden doors leading to the courtyard and staircase leading to the 1st floor.

Kitchen in need of renovation with base and wall units, sink, free standing cooker, lighting and window.

Shower room with w.c, wash basin and walk in shower. This room has an entrance from the kitchen and another one from the courtyard.

Large courtyard in need of TLC, plenty of entertainment space. Utility area with original sink.

At the rear of the courtyard there is another utility room with loads of space for storage. This room has enough space to be converted in to a work shop, summer kitchen, summer room, etc. Above the utility room there is another large and open room that could be converted into further accommodation, hobby room, study, etc. This room can be accessed from the courtyard and is connected to the front part of the house via a terrace.

Back in to the main house. Staircase form the lounge rising to the 1st floor.

The 1st floor is a big open room for conversion. There is space for more bedroom in fact we find bedroom 3 on this level. This room has a window and a Juliet balcony to the front elevation and a rear door that connects to the rear part of the house.

Bedroom 3 is a double room with lighting and window to the front elevation.

Overall this house has a lot of potential. Fantastic location close to amenities and only 15 minutes' drive to fantastic beaches. It would make a fantastic permanent family home and it would also suit someone looking for a retirement home as most of the accommodation is on one level.