



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€

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 past 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 from 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.