



H2S3338

Villa in Gandia

229,000€

4 BEDROOMS, 3 BATHROOMS

GATED DRIVEWAY AND PLENTY OF ENTERTAINMENT SPACE

PRIVATE GARDEN WITH LAWN AND SWIMMING POOL

DETACHED VILLA ON A FLAT PLOT

CENTRAL HEATING, DOUBLE GLAZING, WOOD BURNER

IDEAL AS A PERMANENT HOME OR HOLIDAY HOME

LIGHT AND AIRY ACCOMODATION

SHORT DRIVE TO SHOPS, BARS, RESTAURANTS AND STUNNING BEACHES

MANAGEABLE PLOT, EASY TO MAINTAIN

ANNUAL CHARGES IBI 500€, BASURA 140€

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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.

Located in Gandia, only a short drive away from shops, bars, restaurants and stunning beaches. Detached villa on a flat plot with private pool. 4 bedrooms, 3 bathrooms, gated driveway and plenty of entertaining space, lawned gardens, pretty mountain views and garage. Light and airy accommodation. Oil central heating and double glazing. Manageable plot, easy to maintain. Ideal as a permanent or holiday home, it also has the potential for holiday rentals.

The property is accessed via a gated driveway with room to park one car. There is a mature garden with a lawn and planted trees. At the bottom of the lawn there is the gated access to the pool. From the driveway there are steps leading up to the main living accommodation.

Underneath the house there are open archways that give access to a useful space with shower room, large cupboard with oil tank for the central heating and garage. You could either park more cars or it would make a good entertaining space and storage area.

Shower room has a window, walk in shower, hand basin and W.C. very handy for using the pool.

Garage has space for 1 car, the boiler for the central heating and a double sink. Up and over garage door to the front and a door to the side elevation

Swimming pool is accessed from the lawn via a few steps. The pool is approximately 4x7 M and has roman steps.

The steps up to the main living accommodation lead to arched naya

Naya is a good size with plenty of space for table and chairs, the naya overlooks the garden and pool.

Through the main door into the entrance hall,

Entrance hall has a spot lights, intercom, radiator, double opening doors to the open plan lounge dining room and door to bedroom 1.

Bedroom 1 is a single room with a ceiling light, double glazed window to the front elevation and radiator.

The open plan lounge dining room with stairs leading to the 2nd floor, spot lights, coving, radiators and wood burner with marble surround. Sliding doors opening onto the naya overlooking the pool and garden. Double sliding doors opening onto a terrace on the side elevation. Arch way to a corridor.

Terrace has lovely views of the mountain and space for table and chairs.

Corridor has window radiator and a built in storage cupboard. Doors to the utility room, kitchen bedroom 2 and family bathroom.

Utility has space and plumbing for a washing machine, scrub sink, window, electric hot water boiler and useful cupboards.

Family bathroom has corner bath, W.C, bidet, window and vanity unit with mirror over and cupboards underneath.

Bedroom 2 is a small double bedroom with window and ceiling light.

Kitchen has a range of base and wall units, double sink with mixer tap over, window to the side elevation, spot lights, electric hob and oven, extractor, radiator and space for a fridge. Door with steps down to hallway and a shower room.

Hallway has under stairs storage, valencian cupboard, window and doors to a shower room and the ground floor naya.

Stairs to a Landing with doors to bedroom 3 and 4

Bedroom 3 is the master double room, window, built in wardrobe, radiator, spot lights and door to ensuite shower room

Ensuite shower room with vanity unit with mirror over and cupboard underneath, bidet, shower cubicle, radiator, round window and W.C

Bedroom 4 is a single room with round window, ceiling lights, spot lights and radiator.