



H2S3339

Town house in Llocnou De Sant Jeroni

140,000€

8 BEDROOM 3 BATHROOM FAMILY TOWN HOUSE

PRIVATE COURTYARD & PLUNGE POOL

WORKSHOP, ORIGINAL FEATURES, VALENCIAN DOORS AND BARRELLED CEILINGS

BUILD SIZE 377 M<sup>2</sup>

LOCAL COMMUNITY POOL WITH A BAR

PLENTY OF COUNTRYSIDE WALKS

WALKING DISTANCE TO LOCAL BARS, RESTAURANTS AND SHOPS

VILLAGE LOCATION WITH FRIENDLY NEIGHBOURS

20 MINUTE DRIVE TO GANDIA AND STUNNING BEACHES

ANNUAL CHARGES IBI 266€, BASURA 44€

Large 8 bedroom double fronted town house in the town of LLoc Nou. Courtyard with plunge pool. Situated in a very pretty village 20 minutes inland from Gandia

Main door opens into the reception hall and archway leading to the living room. This reception hall has barrelled ceilings and exposed timber beams, ceiling lights, beautiful tiles that continue from the reception hall through into the living room and dining room. Doors to bedroom 1 and 2.

Bedroom 1 is a double bedroom with double opening doors, barrelled ceilings and exposed timber beams, ceiling lighting and window to the front elevation.

Bedroom 2 is a single room with double opening doors, barrelled ceiling and exposed timber beams, ceiling light and window to the front elevation.

The living room is a great spacious room with a built in Valencian cupboard, wood burner, barrelled ceiling with exposed timber beams, ceiling and wall lights. Staircase up to the 1st floor, from the lounge you go into the dining room

Dining room is a nice and spacious room with barrelled ceiling and exposed timber beams. Ceiling light and a bar area with a built in cupboard, shelving, fridge freezer and base units with work surface on top. To the right is the kitchen and a door out to the courtyard.

Kitchen has a range of base and wall units, free standing cooker, sink and drainer with mixer tap over, space and plumbing for a washing machine, window and ceiling light.

The corridor from the dining room has a built in storage cupboard and doors to the family bathroom and bedroom 3.

Family bathroom has a bath with a shower over, W.C, wash basin and window

Bedroom 3 is a double room with coving, ceiling fan and light and a door to an ensuite bathroom and a door to the courtyard. Ensuite bathroom has bath, bidet, wash basin, ceiling light and window.

Courtyard is a very private space and a great area for entertaining with plenty of space for table, chairs and even sun loungers. Outside lighting and a plunge pool. Doors leading to bedroom 3 and 6. Staircase leading to bedrooms 7 and 8.

Back in to the house, staircase from the lounge up to a large landing.

Landing has beautiful tiles, ceiling light. This area is currently used as an office and a seating area. Doors to bedroom 4 and 5 and a door to a workshop.

Bedroom 4 is a good sized room with double opening doors from the landing, ceiling light, window

Bedroom 5 is a double room with built in wardrobe, ceiling fan and lighting and a window to the front elevation.

Workshop is a spacious room with a small window overlooking the courtyard and another smaller storage room with a small window overlooking the courtyard and wall lighting. It could be developed into more accommodation if wanted.

Bedroom 6 has a separate entrance from the courtyard. This is a double room with 2 windows overlooking the courtyard, ceiling lighting and door to the ensuite shower room.

Ensuite shower room is very spacious room with ceiling lights, W.C, wash basin with mirror and lighting above, walk in shower.

Staircase from the courtyard leading to bedrooms 7 and 8

Bedroom 7 is a double bedroom with a window overlooking the courtyard and ceiling lighting a corridor leads to bedroom 8, the corridor has lighting.

Bedroom 8 is a large double bedroom currently used as a gym with a window overlooking the courtyard and ceiling lights.

Overall, this house would be perfect for a family or as an investment, it has plenty of living accommodation and the courtyard is fabulous. In walking distance to amenities and 15 minute drive to Gandia and beaches.