









H2S3397

## Apartment in Rafelcofer

64,900€

**DUPLEX APARTMENT** 

2 BEDROOMS, 1 BATHROOM

IN THE HEART OF A TYPICAL SPANISH TOWN

MAIN ACCOMMODATION ON 1ST FLOOR. NO LIFT

110 SQM BUILD

IDEAL AS A HOLIDAY HOME/INVESTMENT

2ND FLOOR WITH POTENTIAL FOR ADDITIONAL **ACCOMMODATION** 

PRIVATE TERRACE

10 MINUTE DRIVE TO STUNNING BEACHES AND GANDIA TOWN

IBI ANNUAL 250€ RUBBISH ANNUAL 90€

## 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.



Duplex apartment in the heart of the lovely Spanish town of Rafelcofer. Within walking distance to local shops and bars. 10 minute drive to magnificent beaches. This apartment has its own entrance from the ground floor. Main accommodation on the 1st floor. 2nd floor with more space for accommodation and terrace. Municipal swimming pool & sports centre close by.

The approach to the property is via a picturesque street I the town. Main entrance on the ground floor. Door leading to a reception hall with lighting and staircase rising to the 1st floor.

Lounge dining room with air conditioning unit, ceiling lighting and window to the front elevation.

Kitchen breakfast room fitted with a range of base and wall units, fridge freezer, gas hob, oven, sink with mixer tap over, space and plumbing for a washing machine, window and electric hot water cylinder.

Family bathroom with a full length bath with shower over, vanity unit with mirror over and cupboards beneath, w.c., bidet and tiles walls & floor.

Bedroom 1 is a spacious double with coving to ceiling, double glazed window and ceiling lighting.

Bedroom 2 is a single room with built in wardrobe with cupboard over double glazed window and ceiling lighting.

2nd floor.

This floor has a large room with barrelled ceiling and exposed timber beams, two windows to the front elevation and built in cupboards. It would be ideal as a play room for children, music/tv room, office, summer lounge, etc. The room needs some fixtures but it's cosmetic.

Sunny terrace with space for entertaining. This terrace has space for table, chairs and sun loungers.

This property is ideal as a holiday. Easy to lock up and leave. In walking distance to bars, local shops, municipal swimming pool and sports centre. Short drive to the thriving town of Gandia and magnificent beaches.