



H2S3405

Town house in Beniarjo

83,900€

4 BEDROOM 2 BATHROOM TOWN HOUSE

PICTURESQUE LOCATION IN TOWN.
PEDESTRIAN STREET

BEDROOM AND SHOWER ROOM ON THE
GROUND FLOOR

IN WALKING DISTANCE TO AMENITIES

PATIO AND ROOF TERRACE

2ND FLOOR FOR CONVERSION. SPACE FOR
MORE ACCOMMODATION

NEEDS SOME TLC

MUNICIPAL POOL, SPORTS CENTER, SHOPS,
BARS, ETC.

IBI ANNUAL 220€ BASURA ANNUAL 60€

10-15 MINUTE DRIVE TO MAGNIFICENT
BEACHES AND GANDIA TOWN

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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.

4 bedroom townhouse in a traditional Spanish town near Gandia and Oliva. 180 sqm build. Bedroom and shower room on the ground floor. Sunny roof terrace and patio. Located in a picturesque pedestrian street within walking distance to all amenities. 10-15 minute drive to superb beaches. 180 sqm build. Municipal pool, sports centre, medical centre, pharmacy, butchers, bakers and more. 10-15 minute drive to stunning beaches. Bus service to Gandia and surrounding towns.

The approach to the property is via a picturesque pedestrian street. Double opening door leading to the reception hall.

The reception hall has lighting, coving to ceiling, door to bedroom 2 and archway to a sitting room.

Bedroom 2 is double with window to the front elevation, free standing wardrobe, ceiling lighting and coving.

Sitting room with staircase rising to the 1st floor and double opening doors to the open plan lounge dining room.

Light lounge dining room with ceiling lighting, coving, under staircase store room, door to kitchen and sliding doors to the patio.

Kitchen breakfast room fitted with a range of base and wall units, gas hob, sink with mixer tap over, window and door to the rear.

Utility room with space and plumbing for a washing machine, sink, electric hot water cylinder and access to the patio and rear street.

The house has another entrance from another street which is very convenient for parking.

The patio has space for a table and a few chairs.

Shower room with w.c, wash basin, walk in shower and window to the rear elevation.

1st floor

Landing with doors to bedrooms 1 & 4 and to another sitting room that could also be used as an office or even extra accommodation if needed.

Bedroom 1 has a great feeling to it, space and plenty of light. Pretty barrelled ceiling with exposed timber beams, ceiling lighting, beautiful tiles, free standing wardrobe and balcony to the front elevation.

Bedroom 3 is

Bedroom 4 is a single room with a free standing wardrobe, ceiling lighting, coving and window.

Bathroom with wash basin, w.c, bidet, bath with shower over and window.

2nd floor.

Extensive room with lighting and windows to the front and rear elevations. This room is currently used as storage but it has the space and light for more accommodation. This would be ideal as a separate office, art studio, work shop, extra bedrooms, summer lounge, etc.

Sun terrace with space for entertaining and sunbathing.

Overall this is a family home ideal for someone looking for a spacious house with outdoor space and well located in a town within walking distance to amenities and a short drive to superb beaches.