



H2S3413

Town house in Alfauir

85,000€

FANTASTIC TOWN HOUSE IN A LOVELY VILLAGE

3 BEDROOMS, 2 BATHROOMS AND CLOAKROOM

ROOF TERRACE WITH MAGNIFICENT MOUNTAIN VIEWS

DOUBLE GLAZING AND SHUTTERS

10 MINUTE DRIVE TO GANDIA. 15 MINUTE DRIVE TO SUPERB BEACHES

IN WALKING DISTANCE TO LOCAL AMENITIES & MUNICIPAL POOL

SPACIOUS COURTYARD FOR ENTERTAINING

VERY WELL PRESENTED. NO WORK REQUIRED

HOT & COLD AIR CONDITIONING UNITS. WOOD BURNER

IBI ANNUAL 425€ BASURA ANNUAL 100€

\*\*\*\* SOLD BY HELLO2SPAIN \*\*\*\* SIMILAR PROPERTIES REQUIRED. WE HAVE CLIENTS LOOKING NOW.

Beautiful house located in Alfauir, a very pretty Spanish village just 10 minutes' drive to the thriving town of Gandia and beaches. In walking distance to local amenities such as supermarket, bars, chemist, school, tobacconist, municipal swimming pool, park, tennis courts and more. The village is surrounded by mountain walks which makes this location perfect for countryside lovers. 3 bedrooms, 2 bathrooms, cloakroom, large courtyard, roof terrace. WINTER SUN. Incredible value for money.

The approach to the property is via a pedestrian street. There is possibility of parking the car very close to the property in the nearby street almost in front of the property.

The main door in to the property is a double opening door leading to the living room.

Spacious living room with barrelled ceiling and exposed timber beam, wood burner with a stone wall behind, tiled floor and wall lighting, very Spanish style. This room has a pretty archway to the kitchen diner.

Large kitchen diner with two sets of double opening doors to the courtyard, hot and cold air conditioning unit, spotlights and staircase rising to the 1st floor.

The kitchen has an assortment of fitted wall and base units, electric hob, extractor, oven, double sink with mixer tap over, dishwasher and fridge freezer.

1st floor.

Staircase with lighting and window.

Master bedroom is a good size double with hot and cold air conditioning unit, wall lights and double opening doors to a Juliet balcony with views of the mountains.

En suite bathroom with a full length bath with shower over, w.c, wash basin and ceiling lighting.

Bedroom 2 is double with double opening doors to a Juliet balcony overlooking the courtyard, spotlights and an under staircase cupboard that could be used as a wardrobe. This room has a hot and cold air conditioning unit and more space for a free standing wardrobe if needed.

Bedroom 3 is also a double room currently with two twin beds, spotlights and Juliet balcony overlooking the courtyard.

Family shower room with a walk in shower cubicle, w.c, wash basin, electric heater, tiled floor and walls and spotlights.

Outside:

Magnificent courtyard with plenty of space for dining and entertaining, outside lighting, water supply and gas boiler.

Outside cloakroom with w.c, wash basin and space & plumbing for a washing machine and tumble dryer.

Private roof terrace with the most spectacular mountain views. Space for sun lounger, table and chairs. Satellite dish for TV and internet receptor.

This townhouse is presented in immaculate condition. Spacious accommodation and versatile outdoor areas perfect for entertainment. In walking distance to the local amenities, 10-15 minute drive to Gandia and beaches. Tranquil village surrounded by

lovely mountain walks ideal for walking your dog. The village has bars, chemist and municipal swimming pool with a bar in summer, tennis courts, auditorium, school, supermarket, parks, etc. the neighbouring town of Rotova is in walking distance.