



H2S3435

Villa in Gandia

265,000€

SPANISH STYLE VILLA

4 BEDROOMS, 4 BATHROOMS

PRIVATE SWIMMING POOL. SOUTH FACING PLOT

GARDENS, BBQ AREA, TERRACES

CAR PORT, GATED DRIVEWAY

PRETTY MOUNTAIN VIEWS

SPACIOUS ACCOMMODATION

2 KM TO THE TOWN CENTRE. 8 MINUTE DRIVE TO STUNNING BEACHES

ANNUAL COSTS. IBI:1500€ COMMUNAL: 400€ BASURA: 80€

BUILD SIZE 309 SQM PLOT SIZE 736 SQM

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.

Spacious family villa close to the town centre and stunning beaches of Gandia. Private swimming pool, gardens, car port, gorgeous mountain views. 4 bedrooms, 4 bathrooms. Master with en suite. Ideal as a family home. Situated on a residential area only 2km to the town centre.

The approach to the property is via private gated driveway leading to the car port. A few steps to the main level.

The car port has space for a car and extra space for storage if needed.

The front naya has beautiful views of the mountains. Ideal for entertaining while enjoying the view. Outdoor lighting and tiled floor.

Main door leading to a reception hall with lighting, coving and an archway to the living room.

Spacious living room with fireplace and inset wood burner, coving, ceiling lighting and fan, window to the side elevation and door out to the naya.

Under staircase store room, archway leading to the dining room and staircase rising to the 1st floor.

Dining room with space for a large table, window to the front elevation with the pretty mountain views, coving lighting and archway to the kitchen.

Ample kitchen with an extensive range of base and wall units, double sink with mixer tap over, gas hob, fitted oven, space for a fridge freezer, breakfast bar and lighting. Next to the kitchen there is extra units and work surface with space and plumbing for a washing machine and dishwasher. There is a door to go out to the garden and bbq area.

Bedroom 4 is a single room with two sets of double built in wardrobes, coving, lighting and window.

Upstairs.

Shower room with w.c, wash basin with mirror over, walk in shower cubicle, window and tiled walls and floor.

Bedroom 2 is a good size double with exposed timber beams, lighting window and built in wardrobes and shelving.

The landing has been used as an office with lighting, doors to the rest of the bedrooms and terrace.

Bedroom 3 is a double room, currently with a single bed, built in wardrobe, window and lighting.

Family bathroom with w.c, wash basin, bath, tiled floor & walls, window and lighting.

Master bedroom is has a wealth of space, built in wardrobes, coving, ceiling lighting, window to the front elevation and pretty mountain views and en suite bathroom.

En suite bathroom with w.c, bidet, wash basin with mirror over and cupboard beneath, corner bath, tiled walls and floor, coving and lighting.

Sunny terrace with spectacular views of the mountains. This terrace is private and it's ideal for sunbathing and entertaining enjoying the views.

Outside.

Barbecue area and dining terrace, lawned gardens, private swimming pool with Roman steps.

Poolside terrace with pretty views and space for sun loungers. Outdoor shower. Shower room near the pool and the naya.

Workshop with space for storage as well and window. This room has lighting and it could also be used as an art studio, store room or office. It has a separate entrance from the side of the villa.

Overall this is a perfect family home with spacious living accommodation and plenty of outdoor space. Pretty mountain view and 2km away from the town centre of Gandia. Short drive (approximately 8 minutes) to superb beaches. Gandia has a lot to offer, plenty of things to do all year round for all ages. Train to Valencia, bus service around the town. A great variety of bars, restaurants, shops, supermarkets and shopping centres.