







H2S3436 Town house in Llocnou De Sant Jeroni 90,000€

8 BEDROOM 3 BATHROOM FAMILY TOWN HOUSE

PRIVATE COURTYARD & PLUNGE POOL

ORIGINAL FEATURES, VALENCIAN DOORS AND BARRELLED CEILINGS

BUILD SIZE 377 M². IDEAL FOR A BUSINESS GUEST HOUSE, B&B

15 MINUTE DRIVE TO GANDIA AND STUNNING BEACHES

PLENTY OF COUNTRYSIDE WALKS

WALKING DISTANCE TO LOCAL BARS, RESTAURANTS AND SHOPS

VILLAGE LOCATION WITH FRIENDLY NEIGHBOURS

LOCAL COMMUNITY POOL WITH A BAR

ANNUAL CHARGES IBI 266€, BASURA 44€

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.

*** SOLD *** SIMILAR PROPERTIES REQUIRED IN ALL AREAS

Spacious family home IDEAL FOR A GUEST HOUSE, in a pretty vilage near Gandia. 8 bedroom, private courtyard with plunge pool, separate kitchen, lounge and dining room. Full of character and original features. In walking distance to local shops, bars, weekly market, pharmacy, etc. 15 minute drive to Gandia town centre and stunning beaches.

Main door opens into the reception hall and archway leading to the living room. This reception hall has beautiful 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 room 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 unit wiith work surface on top. To the right is the kitchen and a door to a corridor and a door out to the courtyard. The corridor leads to a family bathroom and bedroom 3.

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 a great area for entertaining with plenty of space for table and chairs. 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 an ample 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 nand 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.

The workshop is a spacious room with a 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.

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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.

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