



H2S3459

Town house in Palma de Gandia

70,000€

4 DOUBLE BEDROOMS. 2 BATHROOMS

COURTYARD AND TWO ROOF TERRACES

SPACIOUS LOUNGE & SEPARATE DINING ROOM

PLENTY OF CHARACTER. VALENCIAN DOORS

IN NEED OF SOME UPDATING BUT PERFECTLY HABITABLE

163M² BUILD. ANNUAL TAX 208€. BUILT IN 1887

WALKING DISTANCE TO MUNICIPAL SWIMMING POOL

LOCAL SHOPS, BARS, RESTAURANTS

BUS ROUTE TO GANDIA AND VILLALONGA

EXCELLENT VALUE FOR MONEY

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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.

Built in 1887 this 4 bedroom, 2 bathroom townhouse situated in the very popular town of Palma de Gandia, just a 15 minute drive to Gandia beaches. With two spacious terraces and a courtyard, utility and the potential for a studio or further accommodation if required. Would make a great guest house.

The approach to the house is via a typical Spanish street, beautiful double opening Valencian doors leading to a spacious reception hall.

Reception hall with door to the downstairs bedroom, cornice archway leading to the sitting room, lighting.

Bedroom 4 is a double bedroom on the ground floor with a window to the front elevation and lighting.

Sitting room with double opening doors leading to the dining room, door to the kitchen and stairs to the first floor. Open working fireplace with pretty tiled surround.

Kitchen with a range of base and wall units, door leading to the rear courtyard and 2 useful store rooms. Freestanding cooker, fridge freezer and sink.

Dining room with double opening glazed doors leading to the courtyard, door to bathroom.

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

1st floor landing with doors off to bedroom 1, 2 and 3 and also to the roof terraces. The landing has the space to put a bathroom in to service the 3 bedrooms.

Bedroom 1 is a generous size bedroom with window to the front elevation.

Bedroom 2 is a double bedroom with a window to the front.

Bedroom 3 is a double bedroom with window to the rear.

Terrace is massive, this would make a fabulous outdoor room, I would put a proper retractable awning on to benefit from both sun and shade. Steps leading to another roof terrace which has distant sea views, views of the surrounding mountains and countryside.

Courtyard with plenty of space for dining and entertaining, utility area and shower room and access to the rear store rooms which would be ideal for converting into a studio.

Shower room with a walk in shower, wash basin and W.C.

Store room is very spacious with 1 room on the ground floor and 1 room on the 1st floor.

Overall this house does need some areas addressing, however I do think it is very good value for money and for the right person it would make a lovely home. Within walking distance to the local swimming pool, supermarkets, banks, bars, restaurants, children playground, school, medical centre, chemist, butchers, wonderful bakers. This village is on a bus route to Gandia and to the next main town of Villalonga. The immediate town Ador has an indoor swimming pool for all year swimming.