



H2S3472

Villa in Almoines

64,900€

DETACHED COUNTRY HOUSE

2 BEDROOMS, 1 SHOWER ROOM

PLENTY OF ENTERTAINING AREAS

ON A 2182 SQM PLOT PARTIALLY FENCED.
79m2 BUILD

ALL ACCOMMODATION ON ONE LEVEL

GATED PARKING

QUIET LANE 1 KM AWAY FROM THE TOWN

5 MINUTE DRIVE TO GANDIA. 10 MINUTE DRIVE
TO STUNNING BEACHES

LOW MAINTENANCE. IBI ANNUAL 60€

FRUIT TREES AND VEGETABLE GARDEN IN
THE PROPERTY

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.

Detached country house in Almoines, near Gandia. Locates only 1km from the town, this lovely property sits on a sunny flat plot of 2182 sqm. 2 bedrooms, 1 shower room, open plan lounge dining room, kitchen and covered terrace. Rear courtyard and a flat roof that could be used as a terrace. Gated parking. Tranquil location. 79 sqm build.

The approach to the property is via a quiet lane. Gate leading to the parking area for 1 or 2 cars. The plot around the house is fenced and the rest of the land it is partially fenced.

Covered terrace ideal for entertaining. The main door opens in to the open plan kitchen lounge dining room. Light room with an open fireplace in a corner and windows to the front and side elevations.

Bedroom 1 has a built in wardrobe and window to the side elevation.

Bedroom 2 is currently used as storage and has a window to the side elevation.

Shower room with wash basin, w.c, walk in shower and window.

Outside.

Terrace and courtyard with plumb trees and lemon tree.

Store room with useful space.

Gate leading to the rest of the land behind. Plenty of orange, apple and fig trees, vegetable garden with aubergines, pumpkins, beans, etc. The current owners sell the oranges to a local market and make an annual profit.

Ideal property for someone looking for country location not far from amenities and stunning beaches.

The town is about 1 km away, so you can easily walk or cycle. Stunning beaches are about 10 minute drive. The thriving town of Gandia is only 5 minutes away.