



H2S3522

Apartment in Beniarjo

47,000€

3 BEDROOMS, 1 BATHROOM

PRIVATE BALCONY OFF MAIN BEDROOM

BEAUTIFUL FRIENDLY SPANISH TOWN. BUS ROUTE TO THE CITY OF GANDIA

BUILD SIZE 94M². 1ST FLOOR NO LIFT

BUS ROUTE TO BEACHES AND GANDIA

LOUNGE DINING ROOM. SEPARATE KITCHEN BREAKFAST ROOM

SPACIOUS ROOF TERRACE WITH UTILITY AND LARGE STORE ROOM

LOCAL SPORTS CENTRE WITH MUNICIPAL SWIMMING POOL

IBI 120€ PER YEAR. BASURA 100€ PER YEAR

WALKING DISTANCE TO ALL TOWN AMENITIES

Situated in the beautiful town of Beniarjo just a few kilometres from the city of Gandia and the stunning beaches. Built in 1959 with 94m<sup>2</sup> build and 3 bedrooms, lounge dining room, kitchen, utility, private balcony and communal roof terrace and private store room.

The approach to the apartment is via a wide street with plenty of parking.

Communal entrance is clean and stair leading to the 1st floor. No lift in the building.

Reception hall leading with intercom, doors to bedrooms 1 & 2 and a door way leading to the lounge dining room.

Lounge dining room with a window, door to bedroom 3, lighting and leading to inner hallway.

Kitchen breakfast room with a range of base and wall units, 2 windows, single sink, space for freestanding cooker, space for fridge freezer, pantry with shelving and lighting.

Bedroom 1 is a generous size double bedroom with double opening doors leading to the balcony at the front and lighting.

Bedroom 2 is another double bedroom with a window to the front elevation, built in double wardrobes with cupboards over and lighting.

Bedroom 3 is a single bedroom with a window and lighting.

Family bathroom with a half bath, wash basin, W.C, window and lighting.

Roof terrace is a fabulous space, with sea views, mountain views and a very spacious utility room and store room. Ideal for storing sun loungers, tables chairs. There is light, power and plumbing for washing machine.

This is an excellent opportunity to buy a good size apartment in a Spanish town for very little money. If you like walking then the town is surrounded by orange groves, it is also on a bus route to Gandia and Gandia has a train service to Valencia. So, no car required.

The town itself has weekly markets, municipal sports centre with swimming pool, restaurants, bars, coffee shops, bakers, vets, auditorium where they have theatre, small concerts, medical centre, the town hall has a cinema, so if you are looking for a friendly Spanish town where you can become part of the community then this is the place for you.