



H2S3528

Town house in Rafelcofer

75,000€

4 BEDROOMS. 2 BATHROOMS

2 SEPERATE ROOF TERRACES

VIEWS OVER THE ORANGE GROVES

CHEAP TOWNHOUSE. PRETTY TOWN LOCATION

ANNUAL COSTS: IBI 150€. BASURA 90€. BUILD SIZE 102M²

WALKING DISTANCE TO SWIMMING POOL. SHOPS, BARS

BUS ROUTE TO THE CITY OF GANDIA

HABITABLE WOULD BENEFIT FROM SOME UPDATING

FRIENDLY COMMUNITY. VILLAGE FEEL TO THE TOWN

BEACHES 10 MINUTE DRIVE.

Built in 1887 this is a character house with 4 bedrooms, 2 bathrooms, roof terrace with sea and orange grove views to the rear. Situated in the heart of the town and in walking distance to the local swimming pool and sports centre. This is a 3-storey house and build size 102m². Fabulous small town just 10-minute drive to Gandia and the blue flag beaches.

The approach to the house is via a typical Spanish street which is very clean and well loved. The front door has a protective blind.

Reception hall has a door to bedroom 4, marble stairs with cast iron balastrade to the 1st floor, lighting, high ceilings, door and glazed window to the sitting/dining room.

Bedroom 4 with built in double wardrobes and cupboards over, window to the front elevation and ceiling light. This would make a great office if you wish to work from home.

Dining room with air conditioning unit, ceiling light, built in dresser, window overlooking the courtyard, door leading to the kitchen.

Kitchen with base and wall units, free standing cooker, single sink with marble worksurface, door to walk in pantry and door to courtyard.

Courtyard with covered area, doorway to utility room with space and plumbing for washing machine, scrub sink and door to shower room. Stairs leading to one of the two terraces.

Terrace with space for table and chairs and sunbathing space. The views are very pretty overlooking the orange groves.

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

Main stairs leading to the landing. Landing with a built-in wardrobe with cupboards over, lighting, stairs to 2nd floor and doors to:

Bedroom 1 is a nice size double bedroom with a window to the front, ceiling light.

Family bathroom with bath and shower over, W.C, wash basin and lighting.

Bedroom 2 is another good size double bedroom with a window to the rear with views and ceiling light.

Stairs from landing to the 2nd floor landing. This landing would make a great summer kitchen or sitting room. Door leading to the main terrace and door to bedroom 3.

Bedroom 3 a double bedroom with a window to the front elevation and ceiling light.

Main terrace is ideal for sunbathing with beautiful views over the orange groves.

Rafelcofer is a very pretty Spanish town which has appeared on the UK TV program A Place in the Sun. The town benefits from sports centre with swimming pool, tennis courts, football club, supermarket (the pint of milk test) several tapas bars, hairdressers and various other facilities. The blue flag beaches are a 10-minute drive away or you can get a bus.

The city of Gandia is also a 10 minute drive away and this city is very pretty with plenty of history including the Borja palace and an influence of Gaudi. Gandia has a train station which goes to Valencia, the train station is also the bus station which makes this a very well connected town.