



H2S3551

Town house in Alfauir

175,000€

VERY FRIENDLY SMALL TOWN LOCATION

3 BEDROOMS. 3 BATHROOMS.

2 SPACIOUS NAYAS. 1 OFF UPSTAIRS KITCHEN & ONE OFF DOWNSTAIRS KITCHEN

BEAUTIFUL GARDEN AND ROOM FOR A POOL OR JACUZZI IF REQUIRED

LOXAL SIMMING POOL, TAPAS BARS, PADEL COURTS AND PLENTY OF WALKING ROUTES

GARAGE AND SUMMER KITCHEN AT THE REAR

OUTBUILDINGS, WORKSHOP, KENNELS, LOG STORE

BUILD 180M² ABD PLOT 400M² 2 SEPARATE DEEDS

IBI 500€ AND BASURA 43€ PER YEAR

5 MINUTE WALK TO NEIGHBOURING TOWN AND BUS ROUTE TO GANDIA

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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.

For sale in Alfauir this modern town house has 3 bedrooms, 3 bathrooms a beautiful, enclosed walled garden with outbuildings, vegetable garden, lawn, BBQ patio, seating patio, 2 nayas, garage, summer kitchen and within walking distance to the local amenities. A very rare property in impeccable condition.

The house has plenty of street parking and a garage. The pedestrian entrance has a canopied porch with lighting and intercom system which is received on the 1st floor and 2nd floor.

Reception hall is very light with windows to the front, ceiling light and stairs leading to the 1st floor main living accommodation and door to the garage which has access to the garden and summer kitchen.

Garage has double opening doors and a pedestrian door leading to the front of the house. At the rear of the garage is the summer kitchen, shower room and door to the garden.

Summer kitchen has a range of base and wall units, free standing cooker, space and plumbing for washing machine, window to the rear, hot water cylinder, single sink and drainer with mixer tap over, plenty of ceiling lights and power points. Door to rear naya and garden.

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

Rear Naya is a lovely summer room with lighting, sofa, table and chairs and 2 beautiful arches leading to the patio.

Garden is just beautiful, with various areas all used for different purposes, the end has a vegetable garden and store rooms, previously used as chicken houses now used for garden tools and bicycles both with light and power points. The middle of the garden is mainly lawn with a pretty winding path passing the Jacaranda tree, bougainvillea, lemon grass, lantana camara, grape vines and a range of shrub borders. BBQ area has a brick built BBQ and a patio for seating and dining, with a grape vine for shade and wall lighting. The main patio has a very well-established grape vine and plenty of seating and entertaining, lined with pretty plant pots and a useful wood store with light and power.

1st floor landing with a telephone intercom, wall lighting, ceiling light and doors off to: Sitting room, kitchen dining room, family bathroom and stairs leading to the 2nd floor.

Sitting room with sliding patio doors leading to a Juliette balcony and wonderful views towards the mountains, fireplace with wood burning stove, wooden mantle and tiled hearth, two ceiling lights and coving.

Kitchen with a range of base and wall units, drawers, 1 and $\frac{1}{2}$ sink and drainer with a mixer tap over, window to the rear, fitted oven and microwave, hob with extractor over, work counter lighting and kick board lighting, ceiling lighting and a door to the rear.

Dining room with window to the rear, ceiling light this room is currently used as a snug/ family room.

Naya off the kitchen is a massive seating and dining area with views overlooking the mountains, awning, tiled flooring and walls, useful store cupboard a really beautiful and relaxing outside room.

Family bathroom with a full-length bath and shower over, vanity unit with cupboards and drawers beneath, wall mounted mirror with lighting, W.C and ceiling light.

2nd floor landing with wall and ceiling lights, telephone intercom, store cupboard with loft access and doors off to:

Bedroom 1 is a spacious bedroom with dressing area, sliding patio doors with a Juliette balcony and views over the mountains to the front, 3 set of double built in wardrobes with cupboards over, ceiling light and a ceiling light with a fan.

Family bathroom with a full-length bath and shower over, vanity unit with cupboards and drawers beneath, wall mounted mirror and lighting over, ceiling lights, W.C and bidet.

Bedroom 2 a generous size double bedroom with a window and views to the mountains at the rear, built in double wardrobe with cupboards over and ceiling light.

Bedroom 3 is a twin bedroom with built in double wardrobes with cupboards over, window to the rear mountain view, ceiling lighting and sliding patio doors leading to a terrace.

Terrace with a view over the garden and mountain views. Ideal for a couple of chairs and a coffee table.

Alfauir is a very pretty village with a municipal swimming pool, auditorium, bakers, town hall, chemist, restaurants, paddel court, supermarket, social centre, doctors, church, walking routes and cycle routes including mountain bikes.

The next town of Rotova is a 5-minute walk away has more sports facilities, football, basketball, river walking route, more shops and restaurants. This means that you have the village location yet all the amenities of a town.

Gandia is a 10-minute drive away and is on a bus route, the beaches are 15 minutes away and are stunning sandy beaches. Gandia also has a small marina, a port with ferries going to the Balearics and a train station which goes to Valencia.