







H2S3556 Town house in Alfauir 150,000€

SMALL TOWN LOCATION. YET CLOASE TO GANDIA AND BUS ROUTE

3 DOUBLE BEDROOMS. 2 FAMILY BATHROOMS

REAR GARDEN AND 2 ADDITIONAL TERRACES

VERY SPACIOUS GARAGE AND WORKSHOP WITH ADDITONAL ROOM

KITCHEN FAMILY ROOM AND SEPARATE DINING ROOM

DINING TERRACE WITH BEAUTFIUL VIEWS OVER THE AVOCADO GROVES

MOUNTAIN VIEWS AND CHURCH VIEWS

NO WORK REQUIRED, IMMACULATE CONDITION

IBI 500€ AND BASURA 120€ PER YEAR. BUILD 211M²

LOVELY LOCATION, WALKING DISTANCE TO AMENITIES

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.

Town house for sale in Alfauir, near Gandia. Modern with 3 double bedrooms, 2 bathrooms, massive garage, rear garden, terrace off the first-floor kitchen, views over the avocado grove towards the mountains. Spacious sitting room with Juliette balcony, intercom on 1st and 2nd floors. Walking distance to local amenities, local swimming pool, auditorium, supermarket and on a bus route to Gandia.

The approach to the house has a canopied porch with intercom, lighting and door to reception hall. Separate double opening garage doors with height for a motorhome or caravan leading into the massive garage. (some neighbours have changed into a summer kitchen with shower room) Or you can just keep it as it is and have a workshop at the rear of the garage.

Reception hall with stairs to the first floor, under stairs storage with light, radiator, door to garage and lighting. Very light hall with windows to the side and above the door.

Garage has plenty of room for many vehicles, and the height is tall enough for a motorhome or caravan a window to the storeroom and a door at the rear leading to the store room.

Store room with a window to the rear and door to the garden. Oil fired floor mounted boiler (heating and hot water) oil tank and lighting.

Garden is enclosed and used for growing fruit and vegetables, including a very well-established lemon tree. (neighbours have patio and BBQ area)

1st floor landing with a radiator, intercom for the reception door, doors off to bathroom, sitting room, kitchen and stairs to 2nd floor.

Sitting room is entered by double opening glazed doors, fireplace with inset wood burning stove, sliding patio doors leading to the Juliette balcony and view towards the mountains and church, window to the front elevation, hot and cold air conditioning unit, 2 radiators and ceiling lighting.

Kitchen breakfast room (one of the largest I have seen in a town house) this used to be 2 rooms, a bedroom and kitchen, tastefully made int one very spacious kitchen, with a range of base and wall units, fitted oven, hob and extractor over. Double sink with mixer tap over, space and plumbing for washing machine, space for upright fridge freezer, open window to dining room, open doorway to dining room, radiator, lighting and space for a dining table.

Dining room or family room is a light and airy room with 3 sets of double opening doors leading to the dining terrace, at the end of the room behind a curtain is the washing machine and utility area, radiator and lighting.

Dining entertaining terrace has spectacular views over the avocado groves towards the mountains. A view to the side is the neighbouring town called Rotova which is in walking distance. The terrace has an awning and lighting.

Family bathroom 1 wth a full length bath and shower over, W.C, wash basin with wall cabinet over heated towel rail and lighting.

2nd floor landing with an intercom for the main entrance, doors off to bedroom 1,2,3 and the family bathroom.

Bedroom 1 with a private balcony access through sliding patio doors, a window to the front elevation, ceiling light and fan, hot and cold air conditioning unit and a built-in triple wardrobe with a sliding mirror door.

Bedroom 2 is another double bedroom with a window to the rear elevation with beautiful views over the avocado grove and the mountains beyond, hot and cold air conditioning unit, built in double wardrobes with cupboards over and lighting.

Bedroom 3 is a double bedroom with a window to the rear with those beautiful views over the avocado grove and the mountains beyond, ceiling light and built in double wardrobes with cupboards over.

Family bathroom 2 with a full length bath and shower over, vanity unit with cupboards and drawers beneath, wall mirror and lighting over, ceiling light, window, W.C and bidet.

The house also has double glazing, shutters to the windows, air conditioning units the condition is impeccable. A real family home, not just a holiday home. The town is lovely and with fabulous nature walks in and around the town makes it a perfect place for all year

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living. If you have a dog then the rear garden will be very useful as it is enclosed and no access from the rear.

The beaches are approximately a 10 minute drive away, which is nice when you have visitors as you can take them to the beach, or even the historical city of Gandia. An affordable taste of real Spain.

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