



H2S3565

Villa in Ador

250,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS

SEPARATE GUEST ACCOMODATION

AIR CONDITIONING. WOOD BURNER IN SITTING ROOM

SPACIOUS FAMILY KITCHEN WITH DINING TERRACE

NAYA WITH SPLENDID SEA VIEWS

BEAUTIFUL SWIMMING POOL WITH ROMAN STEPS

BUILD SIZE 234M². PLOT SIZE 1000M²

ANNUAL IBI 1000€ CAN BE DIVIDED AND PAID HALF YEARLY. BASURA 100€

LOCAL TOWNS ADOR AND VILLALONGA.

10 MINUTE DRIVE TO GANDIA AND BEACHES
15 MINUTE DRIVE

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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.

Villa for sale on Monte Corona Ador with 3 bedrooms, 3 bathrooms, beautiful swimming pool with open sea views. Off road parking with an electric gate, garage, poolside terraces, naya off the sitting room, spacious kitchen breakfast room, breakfast terrace, separate guest accommodation, gardens and in excellent condition.

The approach to the villa has a pedestrian gate with an electric entry system from the house and an electric vehicular gate to the driveway and garage.

The pedestrian gate leading to a terrace and a canopied porch with lighting and a seating area.

Reception hall is spacious with lighting, air conditioning unit, door to the lower floor and garage, double opening doors leading to the sitting room and a hall to the bedrooms and family bathroom.

Sitting room, a lovely family room with exposed timber beams to the barrelled ceilings, ceiling lighting, wall lighting, air conditioning unit, wood burning stove inset into a fireplace with mantle over, door to the kitchen, windows to the side and front naya and double opening doors leading to the Naya. Dining space and living space.

Naya is a lovely spacious terrace with plenty of space for sofas, dining table and chairs, this is what I would consider the summer sitting room, the views are quite breath-taking, sea views and valley views. Exposed timber beams to the ceiling make it feel very Mediterranean and subtle wall lighting for the evening. Two arches which make the view look like they are picture frames. Fabulous Naya. Steps leading down to the poolside.

Kitchen breakfast room with a range of base and wall units, fitted oven, hob and extractor over, double sink with mixer tap and drinking water tap over, window to the rear and a door to the breakfast terrace. Space for table and chairs for dining or breakfast dining.

Breakfast terrace is very sunny, which in the mornings would be a lovely place to have breakfast, however in the summer sun the naya to the front of the house would be better with the shade.

Bedroom 1 is a generous size master bedroom with a window to the front with the lovely sea views, wall lighting, air conditioning unit, a range of built in wardrobes with cupboards over and traditional Valencian style doors and a door to the en suite bathroom.

En suite bathroom with a full-length bath and mixer tap shower over, vanity unit with wall mirror and lighting over and cupboards beneath, window and W.C.

Bedroom 2 is another double bedroom (owners have a single bed in here) with a range of built in wardrobes and cupboards over, window to the front with sea views and lighting.

Bedroom 3 is the third of the double bedrooms, with a range of built in wardrobes and cupboards over and a window to the rear elevation. (currently used as an office room)

Family shower room with a walk-in shower cubicle, W.C, bidet, vanity unit with wall mirror and lighting over, window and lighting.

Outside the gardens are beautiful, low maintenance with a variety of Mediterranean plants and shrubs. Different sections with different things. The rear of the villa has a lawn area, seating and dining area. The side of the villa has terraces with a range of shrubs and then the poolside terrace is one of the largest entertaining poolside terraces I have seen for a very long time. Plenty of space for BBQ, sunbathing, dining and entertaining. The pool is a good size swimming pool with Roman steps and of course you have the sea views from here. The lower terraces have fruit trees, and would make a great veggie garden.

Ground floor is accessed from either outside, garage or the internal staircase.

On the ground floor there is an open plan summer kitchen, sitting, dining room, a separate shower room and a spacious garage and workshops. This could be a self contained apartment for guest, friends or family members. The rest of the space downstairs offers scope for more accommodation if required. Or as the current owner they just use it as it is.

Locally the urbanisation has a restaurant and country walking routes, the two local towns are Ador with plenty of things going on

such as Tapas night on a Friday which will give you a chance to meet other local people, the town going the other way is Villalonga which has the main supermarket called Mercadona and various other shops, restaurants and weekly markets.

Gandia city is 10 minutes by car or a short bus ride away and the beaches are a 15 minute drive. Gandia is a very pretty Spanish city with a Borja influence, pretty building, cathedral and beaches with a promenade.

Gandia has a train station, which is also the bus station and you can get to Valencia on the train. So this house has excellent connections to public transport.