



H2S3578

Town house in Palma de Gandia

80,000€

PRIVATE GARDEN, TERRACES AND WORKSHOP

3 DOUBLE BEDROOMS, 1 BATHROOM

PLENTY OF ORIGINAL CHARACTER, VALENCIAN TILED FLOORING, DOUBLE OPENING DOORS

OPEN FIREPLACE IN SITTING ROOM

HABITABLE AND WOULD MAKE A BEAUTIFUL GUEST HOUSE

BUS ROUTE TO GANDIA AND TRAIN STATION AT GANDIA

IBI 450€ AND BASURA 100€ PER YEAR

BUILD 324M² AND PLOT 250M²

Townhouse for sale in Palma de Gandia. Situated in a beautiful town with shops, bars, restaurants and municipal swimming pool. This double fronted townhouse has an abundance of character and many original features including a garden and terraces.

Originally the ground floor was a carpenter workshop and is completely open plan with a kitchen and utility to the rear and steps leading to the garden.

Double opening traditional Valencian doors opening into the ground floor open plan. This would make a fabulous sitting room with two windows to the front elevation and exposed timber beams with barrelled ceilings. Door to the rear leading to the kitchen, garden and utility area.

Reception hall from front of house with stairs leading to the first floor landing and door leading into the ground floor.

1st floor landing with original Valencian tiled flooring, double opening doors leading to the sitting room, double opening doors leading to bedroom 3 and open doorway leading to reading landing with double opening doors leading to a Juliette balcony and doors off to bedrooms 1 and 2.

Sitting room with an open fireplace and built in cupboards, display units and drawers to either side, window to the rear, doors off to kitchen and bathroom and a door to the terrace.

Bathroom with a full length bath and shower over, wash basin with wall mirror over, built in airing cupboard, W.C, bidet and lighting.

Kitchen breakfast room with a range of base and wall units, freestanding cooker with extractor over, window to the terrace, door to the terrace, space for upright fridge freezer, sink with mixer tap over and lighting. Space for table and chairs.

Bedroom 1 with double opening doors leading to a Juliette balcony and original floor tiles and lighting.

Bedroom 2 with double opening doors leading to a Juliette balcony and original floor tiles and lighting.

Bedroom 3 with an internal window and lighting. Lovely original Valencian tiled flooring continuing from the landing.

Terrace is a sunny position and plenty of space for sunbathing and entertaining door to utility room, door to kitchen, door to sitting room and gangway to additional spacious terrace.

Utility room with space and plumbing for washing machine. Window, lighting and store cupboards.

Gardens with trees and a patio.

This house needs money spending on it. The size is about 300m² and would make a fabulous guest house. It is on the bus route to Gandia and Villalonga. Plenty of street parking and easy to find.

The owner tells me the roof has been fixed as I pointed to the water stains on the ceiling upstairs. So I would suggest asking a builder to come and have a look at the roof to be on the safe side.

The house could be two separate accommodations it is that large you could make it 6-8 bedrooms and still have your own private space. The price is not very negotiable it has been priced to sell.

Builders and architects can be recommended who are independent of the agency.