









## H2S3579

## Town house in Oliva

75,000€

4 BEDROOMS, 1 SHOWER ROOM

READY TO MOVE INTO, NO MAJOR WORK REQUIRED

WALKING DISTANCE TO ALL AMENITIES

IDEAL FAMILY HOME OR HOLIDAY HOME

BUILD 130M<sup>2</sup>. IBI 180€ & BASURA 100€ PER YEAR MASSIVE ROOF TERRACE FOR ENTERTAINING WITH CASTLE VIEWS

KITCHEN BREAKFAST ROOM

GOOD LOCATION AT THE BOTTOM OF THE OLD TOWN

BUS ROUTE TO GANDIA AND THE TRAIN STATION

LOVELY LOCAL WALKING ROUTES

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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.



Town house for sale in Oliva, situated in a very desired location at the bottom of the Old Town in walking distance to shops, bars, main town, bakers etc. With 4 bedrooms, 1 bathroom and a very spacious roof terrace. Excellent price and location.

The approach to the house is via a typical Spanish street with on street parking, door leading to the reception hall.

Reception hall with a door leading to a down stairs bedroom, open arch to the sitting room.

Sitting room with air conditioning unit, stairs leading to the 1st floor, door leading to the utility room patio.

Utility room/ patio with door to shower room and door to kitchen breakfast room. Space and plumbing for washing machine, hot water cylinder and plenty of natural light from the skylight.

Shower room is modern with a walk in shower, W.C, bidet, wash basin and wall mirror over.

Kitchen with a range of base and wall units, window to the rear of the property, freestanding cooker with extractor over, sink with mixer tap over, walk in pantry with plenty of shelves.

Bedroom 4 with a window to the front elevation and ceiling light. On the ground floor off the reception hall.

1st floor landing with doors off to bedrooms, 1, 2 and 3 and stairs to the roof terrace.

Bedroom 1 is a very spacious bedroom with a window to the front elevation, space for a dressing area and plenty of wardrobe space.

Bedroom 2 is a small double with a window and lighting. This would make a great bathroom as the plumbing and drainage are below.

Bedroom 3 is another double bedroom with two windows, built in store cupboard and lighting.

Roof terrace is very spacious with views to the castle, plenty of space for entertaining, water and drainage situated in the corner for the old utility area. Sunny position and a very useable area.

This is a very cheap house in a great location, close to town and plenty of on street parking.