



H2S3581

Villa in La Font D'En Carros

259,950€

4 BEDROOM. 3 BATHROOMS

PRIVATE POOL WITH SPACIOUS TERRACES
FOR ENTERTAINING

OUTDOOR KITCHEN WITH BBQ

POOLSIDE SHOWER ROOM WITH HOT AND
COLD WATER

KITCHEN, DINING ROOM, SITTING ROOM,
SUMMER ROOM

SEA AND MOUNTAIN VIEWS

NAYA WITH PLENTY OF SEATING AND DINING
SPACE

BUILD 302M² PLOT 916M²

IBI 800€. BASURA 120€ PER YEAR

EXCELLENT CONDITION. WINTER SUN

STUNNING VILLA for sale at La Font Den Carros. With 4 bedrooms, 3 bathrooms, central heating, double glazing, private swimming pool with plenty of entertaining terraces, outdoor kitchen, summer room, car port for 2 cars and with some fabulous walking routes around the immediate countryside. Lived in by the current owners for 20 years a very well-loved villa.

The approach to the villa has a driveway and carport parking for 2 cars and a pedestrian gate leading to the poolside.

From the car port there are a few steps leading to the villa. Canopied porch and door leading to the reception hall.

Reception hall with hanging cloaks cupboard, window, ceiling light, radiator and doorway leading to the kitchen.

Kitchen with a range of base and wall units, double sink and drainer with mixer tap and water drinking tap over, window over looking the pool and views towards the sea and mountains, space and plumbing for dishwasher, fitted oven, hob and extractor, space for upright fridge freezer, space for microwave and ceiling lights. Breakfast bar to the dining room.

Dining room with a window and sliding patio doors leading to the naya, ceiling light, radiator, stairs to the ground floor and open arch to the sitting room and ceiling spotlights. Door to guest cloakroom.

Guest cloakroom with a W.C, wash basin with a wall mirror and lighting over, window and ceiling lighting.

Naya is a very good size for entertaining, spacious enough for a large table and chairs, sea views, views towards the countryside and mountains, stairs leading to the poolside and lighting.

Sitting room with ceiling lighting, ceiling fan, hot and cold air conditioning unit, two windows with views of the countryside, radiator, doorway to the other reception door and bedrooms 1 and 4. The sitting room is a generous size as you can see from the photographs there is a lot of furniture.

Reception hall 2 with doors to Bedroom 1 and 4, door to the garden and lighting.

Bedroom 1 is a king size bedroom with a window and views over the countryside, dressing area with plenty of wardrobes and cupboards over, wall lighting, ceiling light and fan, radiator and an en suite.

En suite has a full length bath and a separate walk in shower cubicle, W.C, Bidet double vanity unit with drawers and cupboards beneath and a wall mounted cabinet and lighting over, window and a radiator.

Bedroom 4 is a single bedroom currently used as an office with a window, built in wardrobes, lighting and a radiator.

Downstairs has a hallway with wardrobes, radiator, doors to bedrooms 2 & 3, family bathroom and a door to the summer room.

Bedroom 2 is a double bedroom with bunk beds, window overlooking the poolside, lighting, radiator and plenty of space for wardrobes, desks etc.

Bedroom 3 is a double bedroom with a useful under stairs storage which would make beautiful built in wardrobes, window overlooking the poolside, lighting and a radiator.

Family bathroom with a bath and mixer tap shower over, W.C, bidet, vanity unit with drawers beneath and wall mirror and lighting over, wall cabinet and space for laundry basket.

Summer room is a delightful room and a perfect addition for entertaining poolside with plenty of windows and light, sliding patio doors to the poolside, ceiling lighting.

Outside the poolside is one of the largest useable entertaining areas I have seen, with a lovely 8 x 4 swimming pool with Roman steps, poolside kitchen with a BBQ, wash basin with both hot and cold water, serving bar and space for fridge and freezer.

Poolside shower with both hot and cold water.

Store room under the stair useful for garden tools and furniture.

Utility room with space and plumbing for washing machine, scrub sink, and access to the under build which is very spacious with plenty of storage. Here the gas boiler and water cylinder can be found.

The gardens are terraced and low maintenance with plenty of fruit trees including, lemon, nispero, avocado, banana, olive, nectarine and grape vines, herb gardens with rosemary, mint and lemon grass.

An additional terrace which is another seating area houses the garden shed.

The villa is situated in a very quiet location and would suit a family who wish to enjoy the outdoors life. Plenty of walking routes including a footpath to the town on La Font Den Carros. It is preferred that you have a car as there are no immediate bus routes or public transport on this urbanisation.

The surrounding towns are La Font Den Carros, Oliva, Rafelcofer, Beniarjo, Gandia and the beaches are a 15 minute drive although there are sea views from the villa.

The villa has mains gas, mains electricity, central heating is Oil and there is no work required. The property is legal and registered with all the correct paperwork.

Build size 302m² and the villa itself is about 165m² so very spacious. Plot is 916m². The catastral shows the pool, car port, house and outdoor kitchen on. (so no surprises)

The villa benefits from winter sun being at the top of the hill, ideal for those wanting winter sun and to come and live here all year.