



H2S3587

Town house in Palma de Gandia

79,950€

CHARACTER DOUBLE FRONTED TOWN HOUSE

4 BEDROOMS. 1 BATHROOM

ROOF TERRACES WITH COUNTRYSIDE VIEWS AND COURTYARD

OUTBUILDINGS EXCELLENT FOR MORE ACCOMMODATION OR ART STUDIO

SITTING ROOM WITH OPEN FIREPLACE

WALKING DISTANCE TO THE LOCAL AMENITIES, SHOPS AND SWIMMING POOL

IBI 500€ AND BASURA 70€ PER YEAR

BUILD SIZE 210M²

For sale in Palma de Gandia a very cheap double fronted town house. Plenty of original character, Valencian tiles, courtyard, roof terraces with views, 4 bedrooms, 2 bathrooms, outbuildings.

The approach to the house is via a busy road leading to the towns of Palma de Gandia and Ador. Plenty of on street parking. Double opening Valencian doors leading to the main reception hall.

Reception hall with pretty cornice archway leading to the sitting room, doors off to bedrooms 1 & 2 and a ceiling light and high ceilings with decorative coving.

Sitting room with an open fireplace in working order with a beautiful marble surround and mantle, door leading to bedroom 4/ office room, door to the kitchen, double opening doors leading to the rear courtyard and a door to the 1st floor.

Kitchen with a range of base and wall units, freestanding cooker, sink with mixer tap over, walk in pantry, window overlooking the courtyard and lighting.

Bedroom 1 a double bedroom with a window to the front elevation and ceiling light.

Bedroom 2 a double bedroom with a window to the front elevation and a ceiling light.

Bedroom 3 is a double bedroom with a window to the rear elevation, built in wardrobe and understairs storage.

Bedroom 4 is a single bedroom (no window) ideal for an office room or an occasional bedroom.

Bathroom with a half bath and shower over, window to the courtyard, W.C, wash basin with wall mounted cabinet over and lighting.

Courtyard is a generous size with a BBQ, this would make a fabulous seating and dining area, it needs some tlc and some pretty plants but would be a very lovely place to sit and relax.

Rear buildings currently used as a utility room with the washing machine, plenty of storage, a secondary room previously used for animals and stairs to an additional room with its own private terrace. The terrace has wonderful views over the countryside. This side of the house would make further accommodation or an art studio.

1st floor accessed from the main house sitting room. The upstairs is just open plan, the roof looks in good order and the photos show this. There are 2 windows and a door with a Juliette balcony to the front of the house and a window and door to the rear of the house leading out to the terrace.

Terrace is very spacious with plenty of seating and entertaining space and again has lovely views over the countryside .

The overview of this house is it is in working order with electricity and water connected, it would make a great B&B or guest house or just a spacious family home. It represents excellent value for money in a good location. There is road noise at the front of the house, but for a business opportunity it would be a good position. Within walking distance to the amenities of Palm de Gandia and Ador. On a bus route to Gandia and Villalonga.

Some excellent walking and mountain biking routes through the mountain ranges. The town of Ador has an all year swimming pool, Palma de Gandia has supermarkets, doctors, restaurants, butchers, medical centre and much more for everyday living.