









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

SITTING ROOM WITH OPEN FIREPLACE

IBI 500€ AND BASURA 70€ PER YEAR

OUTBUILDINGS EXCELLENT FOR MORE ACCOMMODATION OR ART STUDIO

WALKING DISTANCE TO THE LOCAL AMENTIES, SHOPS AND SWIMMING POOL

BUILD SIZE 210M²

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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.



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 t 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.