



H2S3589

Town house in Ador

129,950€

5 BEDROOMS, 2 BATHROOMS

300M² BUILD AND IS HABITABLE BUT ROOM FOR IMPROVEMENT AT THE REAR

OPEN FIREPLACE IN SITTING ROOM

EXCELLENT OPPORTUNITY TO CREATE A BUSINESS AND MAKE A SPECIAL HOME

TOWN LOCATION AND WALKING DISTANCE TO RESTAURANTS

PLENTY OF CHARACTER AND VALENCIAN FEATURES

BUILT IN 1960. IBI 700€ AND BASURA 80€ PER YEAR

ROOF TERRACE. COURTYARD AND GARAGE

For sale in Ador this massive town house has plenty of character, charm, many original features and is what I call a Tardis. With 5 bedrooms, 2 bathrooms, courtyard, roof terraces, store rooms, garage and with the potential to make further accommodation it is a great purchase. Habitable with water and electricity connected. Move in and begin making this your home.

The approach to the property is via a typical Spanish street not too narrow with on street parking and two entrances to the house. 1 at the side and 1 at the front.

The front entrance has double opening Valencian doors leading into a beautiful reception hall.

Reception hall with high ceilings, ceiling light, decorative coving, doors off to 2 bedrooms and open feature arch leading into the sitting room.

Sitting room with an open fireplace working order, triple opening doors leading to the dining room, half tiled walls, shelving either side of the fireplace, ceiling light and door to the 1st floor, door to bedroom 3 and a door the kitchen.

Kitchen with a range of base and wall units, space for cooker and hob, single sink with mixer tap over, lighting and door and window to the dining room.

Dining room with triple opening doors leading to the sitting room, door to the shower room, door and windows to the courtyard.

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

Bedroom 2 is a double bedroom with a window to the front elevation, built in wardrobes and ceiling light.

Bedroom 3 is a generous size single bedroom with a window to the rear courtyard, built in wardrobe and lighting.

Shower room with walk in shower, W.C, bidet, wash basin with wall mounted cabinet over and lighting.

Courtyard is a good size for table and chairs and has easy access to the garage, door to a massive store room, (used to be for housing the animals) the original animal feeding station, stairs to the 1st floor (not the main house) utility area for washing machine, outdoor kitchen with BBQ.

Carrel with the original animal feeding trough, windows to the rear, two rooms one is the cloak room with a W.C and vanity unit and the other housing a fridge freezer (there is plumbing for a washing machine in here)

1st floor from the main house access off the sitting room.

Massive spacious landing, ideal for putting in an additional bathroom and still with space for maybe an additional bedroom and if you are putting in an additional bathroom maybe put in an ensuite at the same time.

2 further bedrooms.

Bedroom 5 is a double bedroom with built in triple wardrobes with cupboards over, ceiling light, window to the front elevation.

Bedroom 4 is another double bedroom with a window to the front elevation and ceiling light.

Roof terrace is off the landing this is just the small one, there is a much larger one to follow.

Additional store room with access to the side street and stairs to the main roof terrace.

Main roof terrace is spacious and has plenty of room for entertaining, sunbathing etc.

My over view of the house is the main part is habitable and would accommodate a large family or for someone wishing to work from home. A bathroom would be beneficial to the upstairs to service the 2 bedrooms. An excellent house in a great location.

Ador is a thriving town just 10 minute drive to Gandia. A friendly town with plenty going on, some people say it is too small, however you can easily walk to all amenities, bars, supermarkets, restaurants, butchers, medical centre, vets, banks and the neighbouring town of Palma de Gandia is a 5 minute walk. The local swimming pool is in service all year during the winter months it is heated with a cover.

Plenty of local walking routes, cycling routes around the countryside and stunning mountain walks. Local tennis, basket ball and various other activities.

Ador is also on a bus route to Gandia and the main bus station is also the train station to Valencia. People from all over the world come and stay in Ador to explore the local heritage and architecture.