



H2S3609

Villa in Marxuquera

159,950€

3 DOUBLE BEDROOMS, 1 BATHROOM

FLAT PLOT, PRIVATE SWIMMING POOL

PLENTY OF OFF ROAD GATED PARKING

CAR PORT, WORKSHOP, OUTDOOR KITCHEN

LOCAL WALKING AND CYCLING ROUTES

BUILT IN 1979, PLOT 1000M², BUILD 144M²

IBI 400€ PER YEAR

10 MINUTE DRIVE TO GANDIA AND 15 MINUTES TO THE BEACHES

Detached villa located in Marxuquera, near Gandia. With 3 double bedrooms, 1-bathroom, private swimming pool, flat plot, car port, store room, outdoor kitchen and lovely mountain views this villa is a good buy. In walking distance to two local restaurants and a short drive 10 minute to Gandia city with all amenities and stunning blue flag beaches.

The approach to the property is via a gated driveway with parking for several vehicles and a car port.

Naya with a beautiful view of the mountains, the swimming pool and the landscaped gardens, plenty of outside space for entertaining and outside lighting. A very sunny position.

The main door opens into an open plan lounge dining room with Valencian tiled flooring which is carried through the property. Windows to both the side and front elevations, ceiling lighting and doors to the rest of the accommodation.

Kitchen is fitted with a range of base and wall units, free standing cooker, double sink with tap over, fridge freezer, tiled floor and walls, electric hot water cylinder and window.

Bedroom 1 is a good size double with window to the rear, ceiling lighting and a free-standing wardrobe.

Bedroom 2 is double with two free standing wardrobes, window to the side elevation and ceiling lighting.

Bedroom 3 is double with a free-standing wardrobe, ceiling lighting and window to the side elevation.

Family bathroom with a W.C, bidet, wash pedestal wash basin ad wall mirror over, full length bath with shower over, tiled floor and walls, ceiling lighting and window.

Outside

Outdoor kitchen with water supply and lighting, barbecue, Paella house and space and plumbing for a washing machine.

Workshop and store room with lighting and window. This room has useful space for storage and plenty of space to work if you use it as a workshop.

Beautiful landscaped gardens with gorgeous views of the mountains. There is plenty of space for sunbathing and entertaining. Perfect location for dogs, families, couples and people who are thinking they would like the accommodation on one level. Space in the garden to have vegetables, fruit trees and as it is a flat plot it is easy to maintain.

Gandia city is a beautiful historical city with the Borja Palace, Cathedral and locally to the villa is the Monastery, plenty of walking and cycling routes. The nearest supermarket is in Rotova a few minutes by car. Or a cycle ride away down the country lanes.