



H2S3612

Villa in Gandia

295,000€

SUBSTANTIAL DETACHED VILLA WITH 5 BEDROOMS

PRIVATE SWIMMING POOL. ELECTRIC GATE, OFF ROAD PARKING

3 FLOORS, GROUND FLOOR IDEAL FOR ELDERLY RELATIVE OR TEENAGERS

IBI 1240€ & BASURA 40€ PER YEAR

IDYLLIC COUNTRY WALKING/ MOUNTIAIN BIKE/ CLIMBING ROUTES

MUSIC ROOM, OPEN PLAN LOUNGE KITCHEN DINING ROOM

SEVERAL TERRACES AROUND THE VILLA INCLUDING BBQ TERRACE

5 MINUTE DRIVE TO GANDIA CITY. 10 MINUTES TO BEACHES

BUILD 338sqm. PLOT 827sqm

A great opportunity to buy a substantial family villa situated just a few minutes to the city of Gandia. With 5 bedrooms, 3 bathrooms, 2 sitting rooms, music room, private swimming pool, off road parking with an electric gate, various terraces including a BBQ terrace and benefitting from winter sunshine.

The approach to the property is via an electric gate with plenty of off road parking. Front garden with swimming pool, terrace and lawn. A few steps leading to the main living accommodation.

Over three floors the main reception hall has a staircase to the 1st floor living accommodation and a door leading to the ground floor accommodation.

Ground floor has a spacious sitting room with window and door to the patio to the rear, lighting and doors off to:

Music room/ Bedroom 5 with windows to the front and side and lovely views over towards the mountains.

Kitchen with a window to the rear, sink and drainer, space for cooker and space for fridge freezer.

Shower room and doors to the side terrace. This would be perfect for an older relative or teenagers who are old enough to have their own accommodation.

1st floor accommodation has an open plan lounge kitchen dining room with windows to the front and side elevation. Breakfast bar and kitchen with oven, hob, extractor, space and plumbing for dishwasher, door to balcony with space and plumbing for washing machine. The open plan lounge kitchen dining room is a lovely size family room.

Bedroom 4 is a double bedroom with a window and lighting.

Shower room with a walk-in shower cubicle, W.C, vanity unit, window and lighting.

2nd floor accommodation with 3 double bedrooms with beautiful mountain views.

The main bedroom 1 has a private wrap around balcony to enjoy morning coffee with views over the breathtaking mountains. Triple mirror robe wardrobes, two sets of patio doors leading to the balcony.

Bedroom 2 is a double bedroom with a window, built in wardrobes and lighting.

Bedroom 3 is a double bedroom with a window, built in wardrobes and lighting.

Family bathroom with a full-length bath and shower over, W.C, bidet, vanity unit and window.

Outside there is a private swimming pool, gardens and various terraces. The underbuild has the oil for the central heating. Plenty of parking for several vehicles.

The house has double glazing and central heating. Build is 338sqm, plot size 827sqm.

Overview is this is a very spacious villa and would benefit from some painting and garden features.

Locally there are some beautiful mountain walking routes, climbing and mountain biking routes. On road cycle routes through the mountains is very popular for the fit and healthy cyclists.

Gandia city is about a 5 minute drive and the beaches are 10 minutes by car. The beaches are clear, spacious and the Grau de Gandia has a beautiful promenade. One of the best beaches on the Costa Blanca/ Costa Azahar.

The city of Gandia is very historical with the Borja influence and a stunning cathedral, churches and the Borja Palace. Plenty of shopping and pretty boutiques along with the shopping centres.

Gandia has a train station which goes to Valencia and the villa is on a bus route to Gandia bus station which is also the train station.