



H2S3630

Villa in Gata de Gorgos

156,000€

WONDERFUL VALLEY AND SEA VIEWS
TOWARDS JAVEA

3 DOUBLE BEDROOMS, 2 BATHROOMS,
DOUBLE GLAZING

MAINS GAS CENTRAL HEATING, SITTING ROOM
WITH WOOD BURNER

NAYA, GARDEN, TERRACES FRONT AND BACK

COMMUNAL POOL SHARED WITH 24 HOUSES

KITCHEN WITH SEPARATE UTILITY ROOM WITH
GAS BOILER

LOCAL WALKING ROUTES, FRIENDLY
URBANISATION

BUILT IN 2006. BUILD 116M² PLOT 300M²

IBI 350€, BASURA 107€ PER YEAR. COMMUNAL
FEES 450€ PER YEAR OR 37.50€ PER MONTH

VIEWING HIGHLY RECOMMENDED. LOVELY
HOUSE

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MONEY LAUNDERING REGULATIONS 2003

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.

Spacious villa with a manageable garden, communal pool, double glazing, central heating, air conditioning, L-shaped lounge dining room, kitchen with utility room, views over the valley to the sea and coastline of Javea and the beautiful Motgo mountain and nature reserve.

Residential Gata is a modern estate with street lighting and roads maintained by the town hall. Lovely views over the alley and some great walking and cycling routes. A few minutes' drive to Gata de Gorgos town and about 15 minutes' drive to Javea and Denia.

The approach to the villa has a few steps down leading to a sunny terrace and the main door leading to the split-level landing. Stairs go down to the main living accommodation, stairs to the main bedroom and bedroom 3 and on this level is the family shower room and bedroom 2. Plenty of natural light flooding in from the windows and glazed door.

L-shaped lounge dining room with the lounge and a beautiful bay window to the garden with sea views, lighting, hot and cold air conditioning unit, wood burning stove, radiators. Dining area with a door to the kitchen, patio doors to the naya and rear garden, patio doors to the side entrance.

Kitchen with a range of base and wall units double sink with mixer tap over, space and plumbing for dishwasher, space for upright fridge freezer, fitted oven, hob and extractor over. Window overlooking the utility room and a lovely walk-in pantry.

Utility room with space and plumbing for washing machine, wall mounted boiler, washing scrub sink and lighting.

Naya is a lovely shaded area and ideal for summer entertaining with the BBQ and views over the valley towards Javea, lighting and the garden is enclosed by fencing and has views over the communal pool. There is a door and a side entrance to access the front of the property.

Bedroom 1 on the top floor is a beautiful suite with double opening patio doors leading to a spacious terrace and has commanding views over the valley down to the coast at Javea and Montgo mountain. Hot and cold air conditioning unit, radiator and a dressing room with two sets of built-in wardrobes and an en suite bathroom.

En suite bathroom with a full-length bath and shower over, vanity unit with cupboards beneath and wall mirror and lighting over, W.C, radiator, window and lighting.

Bedroom 3 is a double room, currently used as an office with a window and valley views, built in double wardrobe with sliding patio doors and lighting.

Bedroom 2 on the split-level below and off the main entrance has built in wardrobes with sliding doors, window and lighting.

Family shower room with a walk-in shower cubicle, window, W.C and wash basin with wall mirror over and lighting.

A lovely light and bright house in a secure location with parking and would suit an active family to enjoy the local countryside and walking/cycling routes around.

The views are really beautiful and the house needs NO work. A rare opportunity to buy a villa at a god price in a nice location.

Video available.

<https://youtu.be/aAZO00AVRsg>