



H2S3655

Town house in Ador

129,500€

6 BEDROOMS, 2 BATHROOMS

SPACIOUS ENTERTAINING COURTYARD, 2 ROOF TERRACES

WALKING DISTANCE TO ALL AMENITIES IN TOWN

MUNICIPAL SWIMMING POOL OPEN ALL YEAR

BUS ROUTE TO GANDIA & VILLALONGA

BUILT IN 1887. BUILD SIZE 387M².

IBI 415€ & BASURA 120€ PER YEAR

MASSIVE FAMILY HOME

Massive house in pretty Ador. This is a 3 storey, double fronted Valencian townhouse. Benefitting from a very spacious courtyard with sea views, roof terraces on 1st and 2nd floor also with sea views. Situated in the heart of the town and in walking distance to all the amenities including the all year open swimming pool, bakers, butchers, chemist, 24 hour medical centre and on a bus route to Gandia.

The approach is via a typical Spanish street, clean and with nice neighbours. The main door leading into the reception hall. The door can completely open or you can have the windows open for air circulation and to let natural light in.

Reception hall with doors off to bedrooms 2 & 3 and an open arch leading to the sitting room. Part tiled walls with Valencian tiles and lighting.

Sitting room with an open fireplace and the part tiled ways are continued through into the sitting room, a lovely cool room for sitting in for the summer months. Double opening doors leading to the dining room and a door leading to a spacious bedroom, door to utility room, stairs to the 1st floor.

Dining room with a lovely room with an original built in dresser, double opening doors leading to the rear courtyard, door to the kitchen and door to the shower room.

Kitchen with a range of base and wall units, fitted hob, extractor, sink, window and lighting.

Utility room with space and plumbing for washing machine and storage.

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

Courtyard is a very good size, perfect if you have animals or you like to entertain, access to the cellar and cave and sea views.

Bedroom 1 is a spacious bedroom with a window to the rear. A light and bright room. Also access to the storeroom and cave.

Bedroom 2 and 3 are both off the main reception hall with windows to the front and lighting.

1st floor landing is the size of another sitting room, access to the 1st floor roof terrace, door to the shower room and doors to bedrooms 4, 5 and 6. Access to the 2nd floor.

Bedroom 4 is a double bedroom with built in wardrobes and a window.

Bedroom 5, is a single bedroom with double opening doors and a Juliette balcony and lighting.

Bedroom 6 is a double bedroom with a window to the front and built-in wardrobe.

Shower room with a walk in shower, W.C, wash basin and window.

1st floor terrace is a good size and has access to the studio which would make a great artist studio or office if you work from home.

2nd floor is a really vast space and has been used for storing birds in the past, now empty and would make a lovely master bedroom or guest suite. Access to the main roof terrace from here.

Roof terrace is large enough for entertaining, sunbathing, dining and has views towards Gandia, the coastline and up to the Ermita.

Overview is this is a very big house 380m² and would make a beautiful family home, guest house or if you have a large family, it would be perfect. Excellent location, in reasonable condition could do with some personal touches but no major work required. The roof has been redone over the last few years and looks in very good order.