



H2S3670

Penthouse in Villalonga

95,000€

2 DOUBLE BEDROOMS WITH FITTED WARDROBES

GARAGE AND TWO STORE ROOMS

PRIVATE ROOF TERRACE WITH PLUNGE POOL

MODERN BUILDING WITH LIFT TO THE PENTHOUSE

HOT AND COLD AIR CONDITIONING

IBI 206€ & BASURA 52€ PER YEAR

COMMUNAL FEES 38€ PER MONTH

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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.

Penthouse on the 2nd floor with a lift, private roof terrace, 2 bedrooms, 1 shower room, open plan lounge dining room, kitchen, store room, garage and within walking distance to the main town of Villalonga, municipal swimming pool and supermarkets. Bus route to Gandia and stunning country walking routes.

The approach to the apartment has a communal entrance with an intercom entry system.

Lift or stairs to the 2nd floor and also a lift from the garage to the 2nd floor.

Main reception hall doors off to bedroom 1, shower room and sitting room. Intercom entry system, ceiling lighting.

Sitting room is open plan. L-shaped with the kitchen dining area one end and the sitting room the other end. Sitting room has sliding patio doors leading to a balcony with views over to the mountains. Door to bedroom 2. Air conditioning unit separate to the central air conditioning system through the apartment.

Kitchen with a range of base and wall units, fitted oven, hob, extractor, space for fridge freezer, space and plumbing for washing machine and dishwasher, single sink and drainer with mixer tap over, inset spotlight to the ceiling.

Dining area off the kitchen with ceiling lighting and air conditioning vent.

Bedroom 1 is a double bedroom with a dressing area, built in wardrobes, wall mounted electric heater, window with a shutter and lighting.

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

Shower room with a walk in double shower cubicle, W.C, bidet, vanity unit with storage beneath and wall mirror over, inset spotlights to the ceiling and a wall mounted heater.

Garage is a communal garage with an allocated parking space. The store room is very spacious with room for motorbikes, bicycles and further storage. Benefitting from being in the garage makes it easy to access.

The roof terrace is superb with a plunge pool, BBQ and an additional store room which could be an office or just used for storing the garden furniture in the winter months.

Please do not miss out on this opportunity, the apartment is a good price and in very good condition in an excellent location.

The beaches are around a 15 minute drive, Gandia city is approximately 10 minute drive.