



H2S3799

Town house in Potries

150,000€

MODERN 3 BEDROOM TOWN HOUSE WITH ROOF TERRACE

3 BATHROOMS, GARAGE, STORE ROOM

NO WORK REQUIRED, DOUBLE GLAZING

HOT AND COLD AIR CONDITIONING

TOWN CENTRE LOCATION

WALKING DISTANCE TO SHOPS, BARS AND RESTAURANTS

BUILT IN 2008. BUILD 219M² INCLUDING GARAGE AND STORE ROOM

LOCAL MUNICIPAL SWIMMING POOL

IBI 440 & BASURA 60 Per Year. COMMUNAL 25

GANDIA TRAIN STATION & BEACHES 10

PER MONTH

MINUTES

PROPERTY REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRONEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

This modern town house is situated in the very friendly small town of Potries. With a private roof terrace, patio, garage, store room, 3 double bedrooms, 3 bathrooms, hot water with a solar panel, pre-installed air conditioning and ready to move into. This is a very good price and a very good house.

The approach to the house is via a canopied porch with lighting and door to reception hall.

Reception Hall with light and space for hanging coats and placing shoes.

Open plan Lounge dining room with a window to the front elevation, 2 ceiling lights, stairs to the first floor and stairs down to the garage, door to the kitchen, patio and downstairs shower room. A nice light welcoming room.

Kitchen with a range of base and wall units, double sink with mixer tap over, fitted oven, hob and extractor, upright fridge freezer, dishwasher, breakfast area and patio doors leading to the patio.

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

Patio is a good size and would fit a dining table and chairs. It has lighting, power and water.

1st floor landing with intercom for the main entrance, stairs to the 2nd floor, doors to the 3 bedrooms and the family bathroom.

Bedroom 1 is a lovely size main bedroom with a window, 2 double wardrobes, lighting and an ensuite.

Ensuite bathroom with a bath and shower over, Vanity unit with drawers beneath and wall mirror over, W.C, Bidet, lighting and a window.

Bedroom 2 is a double bedroom with a window, built in wardrobes and lighting. (currently with a single bed on photos)

Bedroom 3 is a double bedroom with a window and lighting.

Family bathroom with a full-length bath and shower over, W.C, vanity unit with drawers beneath and wall mirror over and lighting.

2nd floor landing has a massive area which is big enough to have another bedroom or would be great as a summer kitchen. It has window and lighting.

Roof terrace is a massive terrace, this would benefit with the solar panel for the hot water repositioning. The roof terrace is a great size and is L-shaped with the utility one area and plenty of space for sunbathing and entertaining.

Lovely views towards the mountains and a sunny position.

Potries is 8 km from Gandia, it has a local swimming pool, very friendly restaurants and because it is a small town equivalent to the size of a village in the UK the people are very friendly. Locally there is a mini supermarket, doctors, museum, historical things to see, Ermita, lovely walking routes and on a bus route to Villalonga and Gandia. Beaches about 10km away.

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MONEY LAUNDERING REGULATIONS 2010

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