



H2S3824

Town house in Villalonga

159,000€

SPACIOUS 4 BEDROOMS, 3 BATHROOMS

PRIVATE ROOF TERRACE WITH MOUNTAIN VIEWS

GARAGE WITH WORKSHOP AND BEDROOM 4 AND SHOWER ROOM

CENTRAL HEATING, PART DOUBLE GLAZING

WALKING DISTANCE TO TOWN

303M<sup>2</sup> BUILD. BUILT IN 1932

IBI 500€ & BASURA 135€ PER YEAR

FIXED PRICE. VIEW IF YOU WANT A BIG HOUSE

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#### MONEY LAUNDERING 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.

A spacious town house with 4 bedrooms, 3 bathrooms, private roof terrace, central heating, air conditioning, part double glazing and in a great location in the town of Villalonga.

Reception hall with door to garage and stairs leading to the first floor. Glazed windows above and to the side of the front door letting in plenty of natural light.

Garage can hold several vehicles, at the rear of the garage is bedroom 4 and a shower room. A small patio with the oil tank and boiler for the central heating. A workshop area and lighting.

1st floor landing with double opening part glazed doors leading to the sitting room and doors of to the rest of the accommodation.

Sitting room with two double glazed windows to the front elevation, air conditioning unit and lighting.

Kitchen with an oven, hob, range of base and wall units, pantry store cupboard, door to patio and lighting.

Bedroom 1 is a lovely room with built in wardrobes, window, lighting and an ensuite bathroom.

Ensuite with a bath, W.C., bidet, wash basin and lighting.

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

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

Family bathroom with a bath, W.C, wash basin, bidet and lighting.

2nd floor was previously the roof terrace, this was added on between 10-15 years ago. Now this is a useful store room, or would be ideal for a games room, gymnasium or to make further accommodation. Access to the roof terrace.

Roof terrace is a very sunny position and benefits from winter sun. Views towards the mountains, which are just exceptional and a true picture.

The town of Villalonga has supermarkets, coffee shops, bakers, butchers, banks, restaurants, tapas bars, weekly market on a Friday, other retail shops and a pretty paseo.

Sports and activities include a municipal swimming pool, tennis, basketball, walking routes and cycling routes. The beaches and main city of Gandia are about a 15 minute drive or bus ride away.

Gandia is also a city with a train service to Valencia. A very pretty historical city with plenty to see and do.

The house has a fixed price. The owner has given us instructions to not put any offers less than the asking price forward.

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