



H2S3832

Villa in Marzuquera

249,000€

3 BEDROOMS, 1 SHOWER ROOM

PRIVATE SWIMMING POOL. FLAT PLOT

ROOF TERRACE WITH MOUNTAIN VIEWS

NAYA FOR SHADED DINING.

OPEN FIREPLACE IN THE SITTING ROOM

BUNGALOW WITH ACCOMMODATION ON ONE LEVEL

IBI, BASURA

BUILT IN 1970. BUILD 164M² PLOTS 935M²

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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 ERRÓNEAS 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.

Marxuquera/Marchuquera is a pretty rural urbanisation on the outskirts of Gandia. Nestled in the orange groves and tranquil country lanes, excellent walking and cycling routes. This 3 bedroom bungalow has two plots of land next to each other. Plenty of parking, swimming pool, lawn garden and the plot next door would make a fabulous vegetable garden or an extension of the existing garden.

The approach to the villa has two gated entrances and parking for several vehicles, a car port for two vehicles. Outside lighting and to the front of the villa is an open naya ideal for alfresco dining and entertaining. The gardens are on a flat plot and there are two gates either side of the villa to access the rear garden.

The naya has lighting and a view over the front garden.

Lounge dining room (6.46m x 4.15m) with an open fireplace, two windows, lighting and door off to:

Kitchen with a range of base and wall units, window and door to the rear. Fitted oven, hob and extractor, free standing fridge freezer, washing machine and lighting.

Bedroom 1 is a double bedroom with built in wardrobes and cupboards over, window and lighting.

Bedroom 2 a double bedroom with built in wardrobes and cupboards over, window and lighting.

Bedroom 3 is a large single with a window and lighting.

Family shower room with a walk in shower, W.C, bidet, vanity unit with cupboards and drawers beneath and wall mirror over, window and lighting.

Outside to the rear of the property is a useful store room, swimming pool, patio for sunbathing and entertaining. The swimming pool is in need of cleaning and I would suggest asking a pool person to come and have a look at the filter and pump. This may need changing. The owner tells me the system just needs a timer, but for peace of mind I would ask a professional to come and have a look.

Roof terrace with plenty of space for tables and chairs. Beautiful views towards the surrounding mountains.

Gandia is a 10 minute drive and locally is a bar that serves food.

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