



	5		2		256m <sup>2</sup>		125000m <sup>2</sup>
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Found Valencia presents the impressive Finca Amandi for sale in Almiserà, just 14 km from Gandia beach. This farmhouse is a true treasure. Characterized by an extension of approximately 12,500 m2, Finca Amandi is uniquely organized with two internal roads, the north road and the south road, converging on an elegant single-family home strategically located in the center. Surrounded by an exquisite garden and a pool-pond, this property offers an unparalleled living experience. □ □ The north road provides access to five terraces with olive trees, while the south road is divided into eight terraces with predominantly mandarin fruit trees. Each terrace has crafted stone walls, reflecting a careful transformation of sloping terrain into a terraced cultivation estate. □ □ In addition, the estate has its own well and a channelized system for blanket irrigation on each terrace, backed by actions from the POU San Roc. The gravity-fed drip irrigation system, installed through the pond, ensures efficient water management. A localized irrigation system is under development, approved under sustainable risk promotion with valuable grants from the European Union and the Department of Agriculture. □ □ Security and privacy are ensured, as the estate is fully fenced with galvanized mesh and metal posts, as well as a plastered wall with ironwork along its edge towards the public road. □ □ The house, with a built area of 256.00 m2 distributed over two floors, is an architectural gem. The ground floor houses a spacious perimeter terrace, a cozy dining-kitchen, two connected lounges, two bedrooms, and a spacious bathroom. The first floor, accessible by an internal staircase, is designed as an open space with quality finishes, ready to become three bedrooms and a bathroom. Currently, it is used as a collective bedroom with seven beds, with an open loft-style arrangement. □ □ The finishes of the property are in excellent maintenance condition, offering quality and comfort.

Ref: FV1278

**645,000 €***( Gandia )*



