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3

409m²1355m²

Ref: FV1531

395,000 €*(Barxeta)*

We are delighted to present a very well finished property in a privileged area, within a natural park and only 5 minutes drive to the town of Barxeta, which has all daily amenities and 40 minutes to the beach of Gandia. Xàtiva historic city is only 20 minutes by car and offers direct train to Valencia as well as all the services that a city has to offer. Considered one of the most prestigious areas of Valencia and offering good transport links, this property is lived in all year round and maintained to an excellent standard. This property sits on a plot of land 1.355m², which due to its elevation provides stupendous views over the beautiful green valley. An exceptional feature of this very private property is its low maintenance and dedication to detail. The pool is 10m x 5m + roman steps. The pool is perfectly positioned leaving plenty of space in the green areas of the garden and has a beautiful terrace where we find a large paellero/bar and sunbathing areas, gazebo, all designed to enjoy the outdoor area to the fullest. This magnificent Mediterranean style villa has been updated to an excellent standard and boasts some of the finest materials. The gardens have an automatic irrigation system and the outdoor swimming pool a full filtration system. The property has a build size of 409m², with 5 bedrooms (one located on the exterior ground floor ideal for guests), 3 full bathrooms. The main house is divided into 2 floors and at the top features a beautiful covered glass terrace overlooking the surrounding area and gardens of the property with stunning views, there is an uncovered terrace area as well. All bedrooms are spacious and light filled and have large fitted wardrobes. On the ground floor there is a double bedroom, main lounge (now used as a gym), kitchen with BBQ area and large utility room, and full bathroom. Once on the upper floor where the main living area is distributed we find a living-dining room with access to the glazed terrace and well communicated with the main kitchen which also has access to the terrace, 3 bedrooms (one of them is a master suite with integrated bathroom, a very spacious bedroom with office or recreation area and finally a bedroom currently used as an office. The property has oil central heating. All windows are double glazed. The property has tiled floors. In the grounds there is a garage with capacity for 2 cars. The local council tax is 540 € annually.

