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223m<sup>2</sup>1000m<sup>2</sup>

This property was completed in July 2004, on a small urbanisation of 31 houses and offers it all, height ceilings, lots of natural light, beautiful views and low maintenance gardens. The home has been built to a very high standard and specification, with insulated walls and roof, PVC double glazed windows with shade shutters, tiled floors, fully tiled bathrooms and kitchen, fitted cupboards to all bedrooms, and feature red brick walls in the lounge, dining and kitchen. Electric operated vehicle entrance gate and garage door. Block-work rendered and fenced boundary walls. The urbanisation is complete with tarmac roads, paved footpaths, street lighting and mains sewerage. The main house is on one level, with an under-build of sufficient size to accommodate two cars, with a large separated storage area. A further adjoining storage area has been fitted out with a summer kitchen, with base units, oven and a utility area with marble sink, washing machine and a tumble dryer. The swimming pool filtration system is also in this area. The property has air conditioning and central heating fitted to all rooms except bathrooms. A solar hot water system has been added, together with a water softener. The main property has three double bedrooms (Master bedroom with en-suite) all with built-in cupboards. The master bedroom has full height PVC window and doors with access onto a large terrace with views of the orange groves and mountains opposite. Separate family bathroom with shower over bath. Both bathrooms have bidets. The hall has a cupboard space for brooms etc. Leading from the entrance hall, passing through a brick archway you enter the dining room with feature double-sided log fireplace. The large lounge has a full height brick feature wall as indicated in the photos. The lounge and dining both have full height PVC window and doors with access onto a large terrace with views of the orange groves and mountains opposite and access onto another lower patio area and the 6.7mX5m swimming pool. From the dining room is another brick arch which leads directly into the kitchen, which is fully fitted out in dark timber units to complement the feature timber ceilings and includes dishwasher, sink, gas cooker and fridge freezer. From the lower under-build and impressed concrete courtyard we enter the lower terrace garden with olive, orange, lemon, Apple, peach, oleander, conifers, mimosa, photinia, cacti, palm and fig trees. All watering is from an extensive zoned, automatic irrigation system. From the paved courtyard there is a staircase leading up to the pool area and the main terrace. The front and side gardens are attractively landscaped and gravelled to reduce maintenance. The property is situated near la Barraca de aigues vives on the CV50 midway between Tavernes and Alzira. The British school of Alzira and a small village school are both within walking distance. The local village has bakery, chemist, hairdresser, bar and restaurants, and a small supermarket. A local 18 hole golf course is within 2 kilometres of the property and was completed in 2012. Alzira the main town is within 10 minutes drive and has many shops and hypermarkets as well as a large, excellent state Hospital and clinics, and a higher education college has recently been completed in Alzira. Alzira, north on the CV50 has a main railway station with direct access to Valencia airport (another 2 minutes). Tavernes de la Valldigna, south on the CV50 another main town with similar facilities, has direct railway access to Valencia and Gandia from the coast. Valencia Airport 45 minutes by car. Alicante Airport 75 minutes by car. Numerous beaches are within close proximity the nearest is a 15 minutes drive (Tavernes playa).

Ref: FV5248

**299,000 €***( Alzira )*



