



3



3

250m²835m²

Ref: FV2354

540,000 €*(Chilches)*

Seafront property in Chilches Castellon. We are delighted to present this beach detached villa to the market, located just 43 km to Valencia city (40 minutes) with great beach and sea views, and direct access onto the sand. The property was completely reformed in 2005 and stands on a plot of 835m². The main house consists of 250 m². The property offers an independent garage with one parking place and extra storage space. It also there are a carport with capacity for 2 cars. The ground floor consist of a large living room with chimney (roughly 35m²), with access to a covered terrace with blinds overlooking the garden and pool. The property has a large kitchen with mediterranean style and big pantry. Appliances built in and silestone work surfaces. Adjoining the kitchen there is a large utility room leading out to a covered terrace with barbecue. On this floor there is a complet bathroom with sauna-shower. The first floor, has 3 bedrooms with fitted wardrobes and one of them is a Master suite with dressing area and private bathroom. The views are an outstanding feature of this property, from the terrace, you have stunning views over the beach. The terraces are tiled and offers piped music. All the Windows are security glazed, PVC framed and electrical shutters. It also offers mosquito screens. The lights throughout the property are LED giving it a low cost. On the upper floor there are air conditioning heat/cold by ducts. There are units where is necessary too. Finally There is a swimming pool not overlooked with a size of 4X8m fibre, fully filtered by salt system and roman steps. On the pool there is a terrace with exterior shower. On the main terrace there is a pérgola ideal to enjoy the views and the weather. Taxes. The municipal tax or IBI amounts to approximately € 800 per year, INFORMATION ABOUT THE AREA Xilxes/Chilches is located between sea and mountains, in the plain area of La Plana The village has a warm clima, typical in the mediterranean coast. The Beach of Xilxes/Chilches is located 3,5 km from the village centre. It is accessible by a wide and straight road. The seaside village has two main beaches: El Cerezo and Les Cases, both of sand. the location gives you all the necessary amenities necessary for daily life as it is very close to shops, medical centers, bars, public transport, etc. The population in 2016 was 2.677 people multiplying its population in the summer months. This area offers points of interest as: Sea Promenade. It has a longitude of 1500 metres. Used by pedestrians, it combines both pavement and garden areas. The sea view point is in the centre of the beach neighbourhood and it gets into the sea about 100 metres. Playa de El Cerezo. 820m beach. Blue Flag. It has been recognised as one of the most accessible beaches of Spain, as it is free accessible for people with reduced mobility. Playa de Les Cases. 532m beach. Blue Flag. Xilxes. Les Cases Beach El Marjal. At the east of the village, nearby the beach district, there is a wetland with a high environmental value.

