



4



2



303m²



1849m²

Ref: FV0956

270,000 €

(Alberic)



Large villa for sale in the gated community of San Cristobal in Alberic, 35 minutes from Valencia. This house is located just 10 minutes from the metro service to Valencia. Built in 1982 and presented to the market in excellent condition, this house has 1.849m² of land and a main property of 303m² which includes 4 double bedrooms on the main floor and 1 complete bathroom + upper floor ideal for conversion into guest accommodation with pre-installation for a bathroom and space for two further bedrooms + 54m² open plan attic space to be finished.

GROUND FLOOR. There is the lounge and dining room, the kitchen is Mediterranean and fully fitted and equipped, sold including appliances as seen in the photographs, leading comfortably to the garden area. There is a large covered terrace with access to the house to enjoy the Mediterranean climate all year round. On this ground floor we can also find 4 double bedrooms, each bedroom in this property offers fully fitted wardrobes.

TOP FLOOR. On this floor we can find a space with pre-installation for a bathroom and two bedrooms, currently the space is to be finished and has 78m².

ATTIC FLOOR. With a surface area of 54 m² ideal for fitting out according to the buyer's needs.

The property has tiled floors. Landline telephone and internet are available.

GARDENS. The main feature of this property is the land which offers a garden area with lawn and swimming pool. There are also fruit trees. Also due to its elevation it has great views to the green surroundings.

TAXES. The council tax (IBI) is approximately 550 € per year and the community fees are 49 € per month, including maintenance, security service, access to the social club.

INFORMATION ABOUT THIS AREA The prestigious urbanisation of San Cristobal, is situated 7 km from the town of Alberic and 40 km from Valencia. It is a well established urbanisation, which due to its location, enjoys stunning views of the surrounding countryside. The urbanisation has its own sports areas and social club. There are school bus routes from the urbanisation to Alberic town. In the town of Alberic there are all urban amenities available including medical centres, banks and shops, supermarkets, sports facilities, schools and local services. There are train routes connecting Alberic to Valencia city in 50 minutes. Access to the A7 motorway is 5 minutes from the urbanisation of San Cristobal. Towns such as Alzira and Xàtiva, where we find hospitals, international schools, supermarkets and restaurants, are 15 minutes away -Thank you for taking the time to read this presentation and please contact us for any help we can offer you. Villa with views 35 minutes from Valencia in San Cristobal.

