



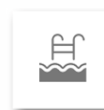
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275m<sup>2</sup>2050m<sup>2</sup>

Ref: FV5009

**525,000 €***( Alberic )*

Viewing highly recommended. We present to the market a unique property for sale with great elevation and views in Alberic Valencia. This modern style home built in 2004 situated in the gated and very private Urbanization of San Cristobal in Alberic Valencia. (Area information below) This fine property consists of the following; an open plan kitchen adjoining a large lounge, finished with local red brick and excellent access to the immense terrace with simply outstanding views of the surrounding country side. This terrace (approximately 150m2) is one of the main features of this home and is ideal for entertaining and dining. There is also a 10m x 4m swimming pool with a full Astra Pool depuration filter system. There are 4 bedrooms and 3 bathrooms, there is a garage of approximately 110m2 which would be ideal for converting into guest accommodation and it also has a summer kitchen and large store room. There is under floor heating on the main floor and all windows are white aluminum and double glazed with mosquito nets, there are also stainless steel security bars fitted. The gardens are completely landscaped and offer olive trees, fruit trees and a range of natural stone work and a large a very practical BBQ or Paellero. There is a full irrigation system installed and parking for many vehicles within the property boundaries. The annual IBI or Council tax paid to the local town hall is approximately 600€ and the community fes are 380€ annually. The San Cristobal urbanization is situated 7km from the town of Alberic and 45km from Valencia. This is a well established urbanization which owing to its elevation enjoys impressive views of surrounding countryside. The urbanization has its own sports and social club. There are school bus routes from the urbanization to Alberic town. In the town of Alberic there are all urban amenities available which include medical facilities, banks and shops, supermarkets, sports facilities, schools and local services. There are train routes which connect Alberic to Valencia city in 50 minutes. Access to the A7 motorway is 5 minutes away from the urbanization of San Cristobal.



