



We are delighted to bring to market a wonderful modern style Villa only 27 km from Valencia. There is a metro station and bus lines in this area to the city of Valencia. The property is on a plot of 752m2. The main house consists of 290m2 and is distributed over 2 floors + garage. It consists of a large living room with lots of light of about 40m2 from which you access a lovely covered porch overlooking the pool, an open and modern kitchen fully equipped with very generous storage and first quality builtin appliances, a double bedroom suite with bathroom and large wardrobe. The second floor offers a bedroom suite with dressing room and 2 more double bedrooms that share a bathroom. The gardens are low maintenance. The swimming pool has 9 x 4'5 m + Roman stairs, complete with filtration system, and is surrounded by a Brazilian teak terrace. All windows have dark aluminium frames, double glazing and automatic shutters, oil fired central heating with radiators installed and A / C ducts on the second floor (bedrooms). All the materials used in this property are of quality to live all year round. There is a garage with capacity for 3 large cars and extra storage area, laundry room and bathroom. The garage has automatic doors. Taxes and expenses. The municipal tax or IBI amounts to € 850 per year. Information on area. Located 5 km from the town of Alginet, Valencia and 27 km from Valencia Airport. In the town of Alginet there are all urban services available that include medical facilities, banks and shops, supermarkets, sports facilities, schools and local services. There are train routes that connect to the city of Alberic Valencia in 40 minutes. Access to the A7 motorway is 5 minutes from the property. The area is surrounded by orange groves, with a wonderful variety of typical Spanish villages, wonderful parties, a lot of history and charm. Due to the wonderful weather and environment it is an excellent area to live all year round. Thank you for taking the time to read this presentation and please contact us for any help we can offer.

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**430,000 €***( Alginet )*



