



	5		4		320m <sup>2</sup>		750m <sup>2</sup>
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Ref: FV8733

**650,000 €***( La Canada )*

Modern house for sale in El Plantilo La Cañada Valencia. □ Detached villa in Urb El Plantio, with a living area of 249 m2 on a plot of 750 m2. □ □ Comfortable and practical, this villa is distributed over two floors, on the ground floor it has a large living room with access to a covered terrace, fully equipped integrated kitchen, a separate toilet and laundry room, two bedrooms with two bathrooms (one separate and one in the master bedroom 'en suite' which also has its own dressing). □ □ The first floor has three bedrooms, a bathroom and a study room, it has qualities such as solar panels, A/C Cold and Heat Channels, motorized blinds, covered garage, storage room etc... □ □ THE AREA: □ □ The property enjoys a wonderful location in one of the quietest areas of La Cañada, very close to all kinds of services, supermarkets, restaurants and the Heron City leisure center. □ □ La Cañada and just 10 minutes from Valencia with three perfectly differentiated routes communicating with the CV35. The first of them, access via CV-368 to San Antonio de Benagéber, by CV-365 to the Paterna technology park roundabout (less than 5 minutes) and by the same CV-365 to the city of Paterna. □ □





