



5



4


270m²

5045m²

Ref: FV7996

650,000 €

(Xativa)



Very unique property for sale in Xàtiva. *Viewing highly recommended. We are glad to present to the market this very unique villa situated only 5 minutes from the historical city of Xàtiva, 40 minutes from Valencia city, and 35 minutes drive to the beach. The properties stand on a plot of 5045m². As you enter the villa's private grounds one is struck by the care with which the gardens are kept. Mature trees, full bodied lawns and carefully landscaped flower beds create a feeling of peace and tranquility that promise the same attention to detail and care for Villa itself. This beautiful property fuses rustic contemporary architecture with historical influences in a sophisticated modern style. Features include living room, open dining room, gourmet kitchen, office, artist room, master suite, bedrooms, wine cellar, sauna, garage and sumptuous outdoor living. The house has 270m². The original building dates 1930, and it was renovated in 2005 having as result a refreshed rustic house filled with modern comforts and surrounded by breathtaking landscapes. The rustic-castle style at the entryway, they really help to welcome you inside. We entrance to an antechamber-hall with medieval stone clad, a living room with fireplace, and room used as bibliotheque both in rustic style. Also in this floor, we find a modern, eye catching, spirit lifting, bright, inviting and intriguing liveable space, with picture windows, fireplace, direct access to a terrace, a stylish open kitchen and a bathroom. On the second floor we find a mezzanine hallway allows us to access to a large room used as a painting studio with direct access to the grounds, a bathroom, a bedroom with terrace a room used as an office and the master bedroom en suite with bathroom and with dressing area and direct access to an "L" shape balcony. The grounds are an outstanding feature of this property, with lots of different areas, and terraces. An extensive range of trees and flowering bushes, and a private mountain feeling. In one of the areas we find a barbecue - Paellero, a utility room, and a porche, that create a natural outdoor dining area to enjoy all year. We also find two independent buildings one that has a wine cellar on the ground floor and a garage on the first floor, and one that is used as storage room. The swimming pool is 10 x 5m, with full filtration system, surrounded by a tiled terrace, with privacy. There is a sauna for 4 people next to this area. Windows and doors with insulated and security glass, underfloor heating. Tiled and wooden flooring. The natural beauty of the Mediterranean landscape and its mild, temperate climate of this tranquil area, together with the unique property create a magnificent place for living. The council tax or IBI totals 965 € annually. The town of Xativa emphasizes its specialization in the services sector, there are all urban amenities available which include medical facilities, hospital, banks, shops, supermarkets, sports facilities, schools and local services. There are train routes which connect Xativa to Valencia city in 50 minutes. The distance to the Valencia airport is 72km. Access to the A7 motorway is 10 minutes away from this villa. Xàtiva is a cultural, historical and heritage city, capital of the region of La Costera, with excellent communications by road and rail. Thank you for taking the time to read this presentation and please contact us for any assistance we can offer. Very unique property for sale in Xàtiva.

