



5



6



400m<sup>2</sup>



2500m<sup>2</sup>

Ref: FV1086

**965,000 €**

( Xativa )



Villa for sale in very historical area of Valencia. Villa with stunning views for sale in Xàtiva Valencia, We are glad to present for sale this property situated only 5 minutes from the historical and large city of Xàtiva offering all the needed amenities and services, 40 minutes from Valencia city, and 35 minutes drive to the beach, with amazing views.

The property stands on a plot of 2500m<sup>2</sup> boasting of stunning views over the Valencia countryside and the Xativa castles. Landscaped gardens surround the house. The main house consist of 400 m<sup>2</sup>, spread over 2 floors, the ground floor and consists of a spacious entrance hall with fitted wardrobes, a large living room with a striking ceiling with wooden beams, with chimney which leads directly onto a 60m<sup>2</sup> terrace with great views over the Valencian countryside, and gardens. A kitchen fully equipped and fitted with breakfast area, pantry, laundry room, 1 bathroom with river stones walls, 1 bedroom en suite with bathroom, and 3 bedrooms with fitted wardrobe complete this floor. The second floor consist of a master bedroom en suite, with open bathroom, and a large dressing room. We also find a large and spacious diaphanous open spaces with wooden flooring with a lot of potential for new areas. The excellent materials used in all parts of this house create a splendid quality home. Double-glazed windows and terrace doors, reverse cycle air-conditioners by conducts, oil central heating. The first floor has hand made earthenware tiles. The grounds are an outstanding feature of this property, with an extensive range of millenary trees and flowering bushes and a vegetable garden. A Spanish style barbecue – Paellero, and a porche, create a natural outdoor dining area to enjoy all year of the great views. The council tax or IBI totals 1042 € 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. Villa in Xàtiva Valencia. Villa with stunning views for sale in Xàtiva, Valencia.



