



5



3


220m²

4697m²

Ref: FV7161

500,000 €

(Xativa)



Stunning Villa for sale in great location, Xativa, Valencia. We are glad to present to the market this Mediterranean villa for sale with beautiful views of the surrounding countryside and great location, 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 flat plot of 4950 m2. In the property we find the main house and an independent wooden house. The large entrance provides a way in between mature trees and bushes that leads one to the garden area in front of the house. The villa, has a size of 220m2, and spreads over floors. The first floor consists of a spacious entrance hall, a large living room with chimney which leads directly onto a terrace, a kitchen with breakfast area and patio door, one toilet, one bathroom, 3 bedrooms with fitted wardrobes, and a ground cellar. On the second floor we find the master bedroom with en suite, with bathroom, fireplace and direct access to terrace with stunning views. A diaphanous open space with a lot of potential for new recreation areas, complete this floor. The property also has a garage with room enough for 2 cars. There is central heating by oil. The grounds are an outstanding feature of this property, with lots of different areas, an extensive range of trees and flowering bushes. There is barbecue - Paellero, and a porche, that create a natural outdoor dining area to enjoy all year. The swimming pool is 10x 5m, with full filtration system, surrounded by a tiled terrace. This areas make this the ideal place to enjoy the stunning views and the mediterranean way of living. In one of the areas we find an independent wooden house, ideal for guests with living room open kitchen, bathroom and a bedroom. The council tax or IBI totals 800€ 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. Stunning Villa for sale in great location, Xativa, Valencia.

