



6



4



420m²



1500m²

Ref: FV9769

1,500,000 €

(Rocafort)



Magnificent villa for sale in Santa Barbara Valencia. We are glad to present to the market this house situated in one of Valencia most prestige areas, with excellent proximity to Valencia city. The grounds of this home are 1500 m2 and it is situated in a private residential urbanization just 5km from Valencia. The 420m2 property is spread over two floors and offers 6 double bedrooms and 4 complete bathrooms, large living room, a great kitchen, and lovely terraces to enjoy all year. The first floor consists of a large entrance hall, a spacious and luminous living /dining room in two areas with a chimney. A second large lounge with direct access to a conservatory with wooden beams ideal for all year use. On this level there is also a room used as an office. The kitchen is independent and fully fitted and equipped, with a large breakfast room, and laundry room. There is also separate independent accommodation comprising a bedroom and a bathroom for the domestic staff. On the second floor, there is a master en-suite bedroom with dressing room, and an integrated bathroom. There are also a further 3 double bedrooms, one more complete family bathroom, and a reading area. This villa offers a first quality wooden flooring, double glazed windows, gas central heating, fabrics lined walls, and lots of elegant details that create a unique property. The grounds offers grassed areas and variety of palm trees, shrubs and plants, and fruit trees typical to this part of the Mediterranean and an automatic irrigation system. In the garden there is also a paellero or Spanish barbeque, and a wood-fired oven ideal for pizza. The swimming pool measures 8x4m, with a full filtration system, surrounded by wooded decking. There is also a large wooden porch used as a garage with parking space for 3 cars. The annual IBI or Council tax paid to the local town hall is 1200€ and the community fees are 3500€ annually. LOCATION This villa is located in the prestigious Santa Barbara Urbanization, a green area with a lush forest, and well connected to the city by the CV-310 and CV-35 roads. Santa Barbara has a country club, tennis club, sports facilities, natural rock pool, and private security 24 hours. The metro stations of Rocafort and Massarrojos are both 2 km from Santa Barbara, and there are numerous local urban and school bus connections. The prestigious British school Cambridge House Community College is located in the southern part of urbanization and another illustrious British School, Los Olivos, is located just over 2 kilometers away. The Urbanisation itself, is situated next to the picturesque historic town of Godella which is situated 5km from Valencia city. It has excellent transport links via metro, bus and motorway. All the typical urban amenities are available in the town and nearby there are a selection of International schools. It is also near Burjassot University of Valencia campus and the Feria de Muestras is also a short drive away. Valencia International airport is 10km away and beaches are also 10km away. Magnificent villa for sale in Santa Barbara Valencia

