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1205m<sup>2</sup>9600m<sup>2</sup>

Found Valencia are delighted to present this wonderful historic farmhouse to the market in Valencia Spain. As always clients testimonials from previous clients are openly available. The property dates from the XV century and was recently completely renovated to a beautiful standard. It is located only 15 minutes from Valencia city. Access to the A3 motorway (Valencia-Madrid) is 5 minutes by car, Manises airport in Valencia is 14 minutes away and the center of Valencia is 25 minutes away by car. The property of 1,205m<sup>2</sup> distributed over 2 floors + tower, is on a plot of 9,600m<sup>2</sup>, on the one hand we find a magnificent and well-kept garden that surrounds the house and the pool area and are an outstanding feature of this property. The land offers different areas such as a swimming pool courtyard, barbecue, beautiful Andalusian-style interior patio, gardens, fruit trees and agricultural area. The inner courtyard of this splendid home is a feature and offers a perfect temperature in a large and beautiful area ideal for entertaining. There is a wide entrance way to this property with beautiful landscaped areas leading to a garage with capacity for 3 large cars, accessed by an electric controlled gate. When we enter the property the main living room with many Valencian details such as wooden beams, beautiful plaster works and wall coverings etc., and we also find a huge dining room designed for large groups with a beautiful natural brick wall and a fireplace that gives more warmth to the stay. This area has double height providing a lot of natural light. Upon entering the left there is a formal living room with a lot of character and on the left a large office. The large dining room leads to another smaller and more daily lounge that communicates directly with the terrace and courtyard. A fully equipped kitchen with a beautiful industrial style, with lovely wooden beamed ceilings and natural stone walls of the Valencian style. The kitchen has a large central island and built-in appliances. In addition the kitchen has a industrial refrigerator ideal for large groups. From the kitchen you can access the service area consisting of a large laundry area and storage. It also has an outdoor terrace. In addition to 2 double bedrooms a large bathroom with bathtub and a seating area, this area of the property offers many storage rooms. This area is also directly connected to a beautiful room known as Alcazar where we find an original oil mill of the same century as the construction of the house and also used as a living room with original ceilings with wooden beams. On this same floor we also find a courtesy toilet. This entire area leads to a beautiful Andalusian style covered courtyard where you can enjoy the privileged temperature and the sound of the water of its characteristic central fountain. On this floor the floors are a nice rustic tile that blends perfectly with the style of the entire property. On the top floor which we access on the featured staircase of natural stone, wood and marble, we find a large living room, 3 double bedrooms with various dressing rooms and a master bedroom suite, with bathroom and dressing room integrated. In addition a family bathroom prepared for the disabled. In this area the floors are of noble wood. Please note that all doors are wider than normal and are wheelchair friendly. Upstairs on the second floor we also find the area of the tower which is a completely independent apartment of the loft house with living area, master bedroom suite with bathroom and 2 integrated dressing rooms. Outside from the courtyard we access a beautiful wine cellar and a large room. In this area you can access the old barn which has been converted into a games room with a large fireplace, a mezzanine, a storage area and a beautiful rustic-style toilet. Also outside we can find a huge pool of 13X5m fully filtered salt water and illuminated and surrounded by a beautiful terrace ideal for sunbathing. It also has an automatic pool cover. At the swimming pool area we find a gym room with a Jacuzzi for 4 people and two changing rooms. In addition to a drinks area and small laundry room. The property has a water softener and osmosis system. In this area there is a barbecue area with a pergola ideal for meals or outdoor dinners. The property has natural gas central heating and air conditioning units where necessary. It also has pre-installation of elevator that connects all floors. INFORMATION ABOUT THIS AREA Chiva is a vibrant city located 28km from the city of Valencia. The A3 (Valencia-Madrid) is the highway that joins it to Valencia, there are regular trains and public bus routes. All urban amenities are available in Chiva including medical centers, schools, shops and supermarkets, sports facilities, local markets and pharmacies. The Cheste Racing Circuit is a 10-minute drive away and Valencia Manises Airport is a 15-minute drive away. Chiva has an active social calendar with the main festivity of the Fallas in March and the summer festivals with enclosures through the streets of the city. An Arab castle dominates the city and in the surroundings there are fields of orange trees and olive trees. The Bosque Golf and Country Club is also close to Chiva.

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**2,300,000 €***( Chiva )*



