

# 5 Bed Villa

Gandía, Valencia, Spain

## €525,000

for sale by *Sally* in spain.com  
ENGLISH ESTATE AGENCY SELLING SPANISH PROPERTIES



5 Bedrooms

3.0 Bathrooms

Villa

# Property Description

---

FSBS270 Casa Talamanca €525,000

- Exclusive listing with 'For Sale By Sally In Spain'
- See Video for 'Virtual Video Viewing'
- Automatic residency in Spain with a Golden Visa on this property!
- Luxury villa with no expense spared and no work to do!
- Fantastic valley and mountain views
- Near Gandia city
- Wonderful Ibiza sunken seating area and arched Naias
- Sparkling kidney shaped pool with sunbathing area
- BBQ Terrace with entertaining area and shaded pergola
- Beaches just a 10/15 min drive away!

We are proud to present Casa Talamanca, if you are looking for a luxury holiday home or a permanent home in Spain then look no further!

226 m2 build on a 1,451 m2 plot, with 5 double bedrooms and 3 bathrooms, pretty kidney shaped swimming pool with pump and filter. The plot is fully fenced and gated with a complete irrigation system for the mature Mediterranean plants and trees which are in abundance. The plot is low maintenance, with mature fruit trees that consist of Banana, lemon, Olive, Apple, Apricot, Fig, Pomegranate, Grapefruit and Avocado.

The villa has different zones for sun and shade around the plot, a patio with a hammock in a private and quiet part of the garden for afternoon naps, a complete BBQ entertaining area with shaded pergola for the hot summers afternoons / evenings and with an open terrace adjoining with bar and sunbathing area. The pool terrace has a lovely arched Naia soaking up the views and an Ibiza sunken seating area by the pool with all-weather cushions, it has been maintained superbly over the years by the current owners who have never rented it and just used it for themselves and their family therefore it is in pristine condition with no work to do!

Casa Talamanca benefits from oil central heating, Wi-Fi, hot and cold air-conditioning units in every bedroom, Security alarm system, double glazed windows with persianas for shade, large gas range in the kitchen with a versatile pantry, various Naia's to dine under and soak up the views with a covered poolside Ibiza chill out sitting area, most lights are on dimmers, lights are connected to Wi-Fi so when the sun goes down you can programme the lights to come on if required, multi room sound system connected by Wi-Fi for individual speakers, (connectivity of Wi-Fi is no problem with this property), marble staircase with beautiful wooden banister, wooden beams, large bathroom and wet rooms.

## Accommodation layout:-

There is street parking, or its possible to open a sliding gate and park off road if wanted.

You enter the property at street level, this is where the BBQ / Paella & outside Bar terrace is situated to the front of the Villa which has a long front terrace, and access to a very modern and versatile utility room with wine cooler and additional fridge-freezer, washing machine, and lots of storage.

On entering the villa, you come to a charming entrance hall, which opens up on to an open plan large dining room area, with the fully fitted kitchen with integrated appliances and pantry off to the left, and just past the dining room to the left again is an open plan sitting room with stunning views of the mountains and valley through the arched windows. Off the central dining area to the right is a hallway with 2 double guest bedrooms with air conditioning units and fitted wardrobes, and a modern bathroom/wet room with a large shower.

Down the ornate staircase to the lower floor, you come to a large lounge/sitting area with arched windows with mountain views, off this is a beautiful open Naia / sitting area. On this level there is also the master bedroom suite with fitted wardrobes and a very large master en-suite with shower and corner bath and his and her sinks, within the bedroom is a large area currently used as a home office but could equally be a dressing table area and extension of the bedroom. On this level there is also another double guest bedroom with lots of fitted wardrobes.

Accessed externally, on the level below there is the superb arched Naia sitting area with curtains and great views, with access to a guest suite, lounge / diner, double bedroom, bathroom and space for a kitchen if required.

The pool terrace is south facing with beautiful views and plenty of space for sun bathing with the stunning, sunken, Ibiza chill out sitting area that has all-weather cushions and electric points, so is also very practical.

If you wanted to rent the property then it should be suitable for a touristic license (subject to an application being approved).

### **Approximate measurements:**

#### **Ground floor entrance level**

BBQ / entertaining area: 5.42m x 16.1m

Large Utility room: 3.00m x 4.38m

Entrance Hall: 2.73m x 1.81m

Open Plan Dining Room: 5.57m x 4.04m

Fitted Kitchen: 2.61m x 3.37m (integrated appliances)

Glazed sitting room: 4.37m x 2.94m

Guest Wet room with shower: 2.65m x 2.68m

Double Guest Bedroom 1: 3.98m x 2.60m

Double Guest Bedroom 2: 2.81m x 3.65m

#### **Down Staircase to lower floor**

Lounge / sitting room: 7.22m x 3.57m

Arched Naia off lounge: 4.28m x 2.94m

Guest Bedroom 3: 6.79m x 3.43m

Master bedroom: 6.43m x 3.99m

Fitted wardrobe area: 3.07m x 1.36m

En-suite to Master Bedroom: 3.41m x 2.92m

### **Separate Guest Accommodation near the Pool terrace**

Arched Naia in front of guest apartment: 2.52m x 6.51m

Guest Lounge / diner: 10.5m x 3.70m

Utility area: 2.96m x 1.58m

Bathroom with shower: 2.95m x 1.36m

Guest Bedroom 5: 4.30m x 2.96m

Storeroom with central heating boiler: 3.56m x 2.70m

Poolside Ibiza chill out seating area: 4.07m x 3.14m (has cushions, tiled, with power points)

Hammock chill patio is just beneath the pool terrace, it is a beautiful area surrounded by mature plants and trees (would make a great meditation area).

The location of this villa is ideal, it is served by 2 international airports, Alicante being 1.15 mins drive away and Valencia airport being about a 45/50 min drive away. You can catch a train from Gandia city into the heart of Valencia (45 min train journey approx.), then outside the train station get on the metro straight into the Valencia airport terminal, so great transport links.

Villa Talamanca is only a 5 min drive to Gandia Historic city, which has many shops and supermarkets, bars and top-quality restaurants. A must: visit the old Borgia Palace, the Culture Centre that has many live music events and the Theatre. Saturday is Market Day. There is a small golf course by Grau de Gandia. 2 out of town shopping malls 10 min drive away with big named stores such as Zara, Zara Home, H & M, Casa, Leroy Merlin, Kiwoko, JKYSK, Decathlon, Carrefour, Media Markt, with many more bars and restaurants etc.

Playa De Gandia (Beach area) is a blue flagged 12 km long sandy beach with shops and restaurants that run along the promenade, evening street market and boasts a harbour and marina.

Inland is the old town of Xativa and Castle once home of the Lords of Gandia.

20 min to Oliva old town and Playa, Castle and Friday Market. The Oliva Nova Golf is nearby, designed by Seve Ballesteros and La Galiana one of the prettiest golf courses in Europe is only a 40 min drive away. Go Karting, Horse riding, sailing, kite surfing all available in the area.

If you want a perfect villa with stunning views and a great location 15 mins max to the sandy beaches, then don't hesitate in arranging a viewing on this beautiful property, you won't be disappointed!

# Photo Gallery







## Property Details

---

- **Property Type:** Villa
- **Location:** Gandía, Valencia, Spain
- **Internal Area:** 226m<sup>2</sup>
- **Land Area:** 1451m<sup>2</sup>
- **Price:** €525,000
- **Bedrooms:** 5
- **Bathrooms:** 3.0

## Property Features

---



- Swimming Pool
- Air Conditioning
- Double Glazing
- pool
- good rental potential
- Garden
- fireplace
- barbecue
- countryside
- mountain views
- Close to Schools
- well presented
- good condition
- many special features
- outskirts of town
- close to town
- quality residence
- water
- dining area
- terrace
- study
- fitted wardrobes
- close to restaurants
- lounge
- telephone
- modern
- patio
- trees
- Close to Shops
- full of character
- quiet location
- immaculate condition
- beautiful garden
- Close to Golf
- near transport
- electricity
- utility room
- lounge dining area
- balcony
- heating
- sunny terraces
- easily maintained gardens
- mature garden
- various terraces
- fruit trees
- private pool
- adsl
- garden & pool views
- residential area
- countryside views
- Central Heating
- covered terrace
- oil central heating
- charming property
- traditional features
- rustic style
- dining room with fireplace
- good road access
- close to medical facilities
- internet possible
- street parking
- close to the sea