

5 Bed Villa

Gandia, Valencia, Spain
Reference: FSBS292



€299,000



5 Bedrooms

3 Bathrooms

Villa

Property Description

- **FSBS292 VILLA MARIPOSA €299,000 *New Listing***
- **Watch our detailed walk-through video!**
- **Fabulous traditional Spanish villa**
- **Located on an elite residential urbanization near Gandia**
- **Beautiful mountain views**
- **4/5 bedrooms, 2 bathrooms plus WC**
- **Benefits from Separate guest accommodation or granny annex**
- **Wonderful kidney shaped private swimming pool**
- **Mature and low Maintenance Garden plot of 1,197 m2**
- **5 mins drive to Gandia city and 10 mins to beaches!**

“For Sale By Sally In Spain” proudly represents “Villa Mariposa”, a south facing, charming and traditional detached Spanish villa, set within an elite, secure and gated urbanisation close to the city of Gandia. 10/15 minutes’ drive away you find the beautiful, white, sandy "Florida like" beaches that stretch all the way down the coast, the location is perfect!.

“Villa Mariposa”, has a build size of 286 m2, built in 1975 and located on a plot of 1,197 m2. The villa benefits from a separate guest accommodation which is ideal for family or friends spending the summer with you or handy for teenage grandchildren or a granny annex! In total there are 4 Bedrooms and 2 complete family bathrooms plus a guest WC and basin.

Accommodation and plot layout:-

Ground Floor 00 garden area

On entering the fully fenced and gated plot you find a large double carport to the left and another shaded carport to the right. Up some shallow steps takes you to one of the many terraces around the property and on to the lawned areas with various Mulberry trees giving perfect shade in the summer months plus Mediterranean plants with irrigation and beautiful stone walling, there are a selection of palms and colourful bouganvilla. The garden is illuminated at night. If you love a mature, Mediterranean garden, then this landscaped garden ticks that box!

The pool area has nonslip tiles around it, and a large, sunny area for sunbathing and soaking up the mountain views. The kidney shaped pool is 31 m2, it has a pump and full filtration system to keep it sparkling clean. Off the pool terrace there is a traditional outdoor kitchen with a sink, and a place to cook your paella or have a BBQ, opposite the BBQ is the back door access to the kitchen, so great for drinks, food and entertaining by the pool.

Underbuild with separate guest accommodation Floor 00

On this garden level there is access to the 1 bed self-contained separate apartment which comprises of a light and sunny lounge with double doors out to the grassed and landscaped garden, there is a guest bathroom with shower, small kitchen with oven, hob, extractor, sink, fridge, microwave. There is a separate dining room/reading room but could be a potential single bedroom making the 5th bedroom or a home office, there is also a large double bedroom with a bank of fitted wardrobes. This separate guest accommodation has electric wall mounted radiators for the winter’s evenings.

Main living accommodation Floor 01

Up a few more beautifully tiled steps takes you to a large L-shaped Naia, with various sitting areas for shade during the hot summer months and useful for Alfresco dining or just relaxing with a G & T reading, whilst soaking up the wonderful mountain and valley views. This Naia has so much character with the original Valencian tiles on the walls and pretty wrought iron balustrading.

Through the entrance door off the Naia, you enter an open plan lounge/dining room with double doors out to the Naia letting in lots of natural light, the lounge also features a brick and beamed traditional fireplace in the corner, with a cosy woodburning fire for the chilly winter's evenings, there are also wall mounted electric radiators throughout the villa and for the hotter summer months an air conditioning unit. Under the staircase there are bookshelves with storage beneath, a great place to sit and read!

Near the main entrance door to the right is a WC and basin for guests (again with beautiful Spanish traditional valencian tiles on the walls). Off the lounge/diner there is a long fully fitted pine kitchen with room for a table and chairs and a very handy pantry too, also an access door out the BBQ / Paella outdoor kitchen and swimming pool.

Bedrooms Floor 02

Up the traditional staircase with pretty valencian tiles featuring on the steps and a wooden banister, at the top of the stairs there are coloured glass vertical panels bringing in more light, you arrive on the L shaped landing, there are 3 double bedrooms with fitted wardrobes, there is an AC Unit in the master bedroom, and on this level off the landing is a complete family bathroom with double sinks, toilet, bidet, bath with shower attachment above.

Villa Mariposa is typically Spanish styled with an array of beautiful Spanish tiles, the property benefits from fast internet being available, normally you can obtain a speed of around 150mb, perfect for working from home. Connected to mains water and electricity. There is off road parking with 2 shaded carports. The garden has some wonderful years old mature cactuses of every type and trees typically that give shade in the summer months and give warmth and light in the winter.

Approximate Room measurements:

Main living level 01:

L shaped Naia:	2.88m x 6.10m
L shaped Naia:	6.08m x 2.18m
Lounge / Diner: AC Unit	5.57m x 8.73m
Bathroom 1: (WC and Basin)	1.16m x 2.29m
Kitchen:	4.90m x 2.45m

Floor 02 (Bedrooms)

Landing:	2.40m x 4.92m
Bedroom 1: South facing / fitted wardrobes	4.13m x 2.46m
Bedroom 2: South facing / fitted wardrobes	4.23m x 3.76m
Bedroom 3: AC Unit / Fitted wardrobes	3.64m x 2.96m
Family Bathroom 2: His and Her sinks	3.86m x 2.50m

Beneath the property Floor 00:

lounge:	2.58m x 3.31m
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Kitchen:	2.49m x 1.63m
Reading room /office or potential 5 th bedroom:	2.27m x 2.29m
Shower room:	1.96m x 1.69m
Large Double Bedroom: Fitted Wardrobes	4.69m x 4.99m

Annual & Monthly Tax & Charges:

IBI Tax (council tax/rates)	Approx €1,021.00 a year
Bin Tax	€54.00 a year
Recycling Tax	€45.00 a year
24 Hour security	€134.00 a month

Local Area:-

Buses from the urbanization can take you into the historic city of Gandia. A must: visit the old Borgia Palace, Culture Centre that has many live music events and a Theatre too. Saturday is Market Day in Gandia. There is a small golf course by Grau de Gandia. The Oliva Nova Golf course is not far, designed by Seve Ballesteros and La Galiana one of the prettiest golf courses in Europe is only a 25 min drive away. Go Karting, Horse riding, sailing, kite surfing all available in the area.

There are a number of private and British International schools in the area following the English curriculum, no more than a 10/15 min drive away or catch the school bus. In Gandia city there are many Spanish schools to choose from too,

Gandia boasts 2 out of town shopping malls within a 10 min drive with big named stores such as Zara, Zara Home, H & M, Casa, lots of restaurants, etc. It's a 15/20 min drive to Oliva old town and Playa, where there is a large Friday Market.

Playa Gandia is a blue flagged, clean and sandy beach, stretching down the coast for 12 km, they are likened to Florida beaches! There is a zoned area used as a dog beach away from the main beach, various children's playthings such as a large pirates ship, gym and beach exercise equipment, and a sunbathing and shaded sun bed zone along with many beach bars some playing Ibiza chill music and shaded pergolas with sunbeds in the hot summer months. The beach area has shops and restaurants that run along the promenade, an evening street market and a harbour / marina for the boat lovers.

Gandia train station can take you 40 mins to the centre of Valencia then catch the metro straight into Valencia airport terminal. Valencia airport you can drive to within an hour and Alicante airport is a 1.15 min drive away, so we are lucky that this area is served by 2 international airports giving great transport links!

Do not delay in booking an appointment to see this wonderful property, it would be ideal for a permanent home or holiday home just turn up, unpack and enjoy the sunshine and everything that this beautiful country Spain has to offer!

We look forward to showing you this wonderful property!

Photo Gallery





Property Details

- **Property Type:** Villa
- **Location:** Gandia, Valencia, Spain
- **Internal Area:** 286m²
- **Land Area:** 1197m²
- **Price:** €299,000
- **Bedrooms:** 5
- **Bathrooms:** 3

Property Features

- Air Conditioning
- close to all amenities
- parking
- barbecue
- Close to Schools
- well presented
- shower room
- water
- fitted wardrobes
- close to restaurants
- patio
- Close to Shops
- full of character
- sought after area
- beautiful garden
- electricity
- utility room
- automatic irrigation system
- easily maintained gardens
- driveway
- mature garden
- car port
- private pool
- adsl
- garden & pool views
- residential area
- countryside views
- freehold
- landscaped gardens
- wood burner
- outside kitchen
- covered terrace
- gated complex
- reception with fireplace
- separate guest accommodation

- 24h security system
- good road access
- independent apartment
- close to medical facilities

