

3 Bed Villa

Gandia, Valencia, Spain
Reference: FSBS288



€175,000



3 Bedrooms



2 Bathrooms



Villa

Property Description

FSBS288 Casa Lula €175,000!!

Exclusive to **For Sale By Sally In Spain**

See our virtual video viewing!

For the price of an Apartment buy this fantastic semi-detached villa!

BONUS 8x4m sparkling swimming pool & sunbathing terrace!

Walking distance to amenities

Fully urbanized – suitable for a tourist licence

Turnkey quality – comfortable home!

Welcome to Casa Lula! We are very proud to present this immaculate 3-bedroom, 2-bathroom townhouse with its very own swimming pool! Built in 2004 with a build size of 156m², and plot size of 234 m².

This beautiful semi-detached villa has been the home of its current owners for the last 19 years and you can see it has been very well maintained and loved by them!

The house is perfectly equipped for permanent, summer or winter living with air-conditioning units throughout the house which have the hot/cold split elements. There are also ceiling fans in all the bedrooms and electric radiators on the walls. In the lounge sits a cosy pellet burner which pushes out a significant amount of heat when required for those cosy winter nights.

One of the huge benefits of Casa Lula is the incredible south facing back terrace. In the middle of the terrace sits the 8m x 4m tiled swimming pool with lighting for late night dips in the hot summer months, with shallow roman steps to enter the pool, ideal for having a drink and sitting in the water. There is a full filtration system and cover for the winter when not in use. Alongside the pool is a fantastic brick-built barbecue area and space for a few sun loungers. There is also a handy tool room/pool pump room or extra storage space if required.

This beautiful townhouse benefits from all mains services, electric, water, sewage, fibre optic, pavements, streetlights, and very good road access. Casa Lula has a flat plot making it wheelchair accessible, the post is delivered to the door. The hot water is heated via a gas boiler. There is off road parking available for one car but plenty of street parking for visitors. Windows are all double glazed with persianas (black out blinds), and mosquito blinds too. English TV via satellite available. As this property is connected to all mains services it would be suitable for a mortgage and also the application for a touristic licence, so this property could be a good rental investment opportunity for those who want a property to generate a bit of income when not in use.

The accommodation comprises of:-

Ground floor 00:

As you approach the property you are greeted by a beautiful, porch with stone surround and lots of character. Through the front door, you immediately enter the large lounge with beautiful traditional Valencian style wooden beams on the ceiling. The lounge is very cosy with a fantastic pellet burner in the centre of the lounge back wall. There are some handy patio doors leading out to the back terrace from the lounge and also a door to the kitchen where you have a fully equipped light bright kitchen with all appliances (oven, hob, fridge, freezer, washing machine, dishwasher). Also in the kitchen is a handy patio door which leads straight onto the naia, the perfect place for alfresco dining during the hot summer months. If shade is required, there are some handy blinds on this naia to keep the sun out. Also on the ground floor is the guest bathroom with a washbasin, toilet and large shower.

First Floor 01:

Up the marble staircase with a ceiling height of 4.5m sits the landing, which leads onto 3 large bedrooms and 1 complete bathroom with a Jacuzzi bathtub. All bedrooms have ceiling fans, AC and fitted wardrobes.

Approximate Room Measurements:**Ground floor 00:**

Lounge:	4.67m x 5.86m
Kitchen:	3.72m x 3.43m
Bathroom 1:	2.07m x 1.14m

First Floor 01:

Bedroom 1:	3.51m x 3.78m
Bedroom 2:	3.78m x 3.51m
Bedroom 3:	3.72m x 4.52m
Bathroom 2:	1.95m x 2.40m

Annual Taxes:-

May Bin tax	€88.00
July Recycling tax	€39.17
August Recycling tax	€39.17
October Rates (IBI tax)	€433.34

Casa Lula is located within a friendly Spanish village walking distance to amenities and a short distance drive to Gandia city/beaches. There are great walks on the doorstep if you enjoy hiking and cycling too.

Almiserà is a village located in the southern foothills of the Buixcarró mountain range in the La Safor district of Spain's Valencian Province. 14 km inland from the Mediterranean coastal town of Gandia.

The location of this villa is ideal, it is served by 2 international airports, Alicante being 1.10 mins drive away and Valencia airport being about a 55 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.

Casa Lula is walking distance to the village of Almiserà and only a 15 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 20 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.

The nearest beach is Playa De Gandia, it is a blue flagged, clean, 12 km long sandy beach with shops and restaurants that run along the promenade, evening street market and boasts a harbour and marina.

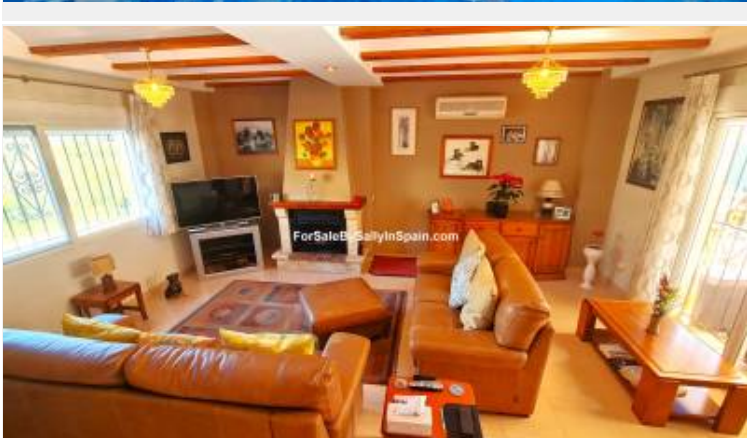
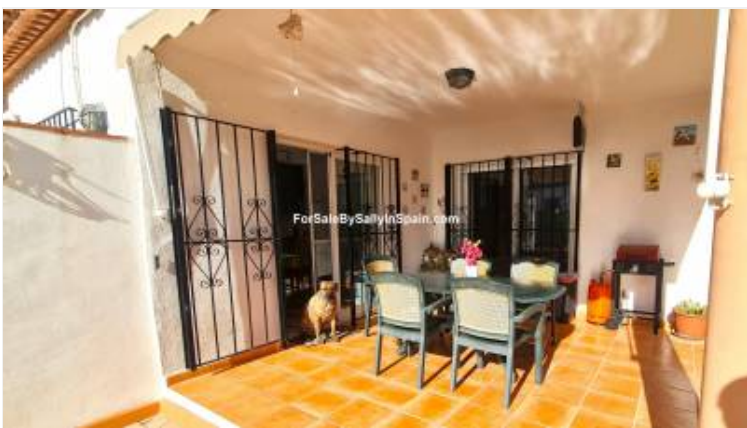
25 min to Oliva old town and Playa, which has a Castle and Friday Market. The Oliva Nova Golf is 30 mins away, designed by Seve Ballesteros. Go Karting, Horse riding, sailing, kite surfing all available in the area.

What more could you want from a property in Spain!

Properties like these in such good condition are very rare to find and a huge extra bonus is to have the large swimming pool and outside terrace space.

If you want a comfortable Spanish villa with mountain views and a great location 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:** Gandia, Valencia, Spain
- **Internal Area:** 156m²
- **Land Area:** 234m²
- **Price:** €175,000
- **Bedrooms:** 3
- **Bathrooms:** 2

Property Features

- Air Conditioning
- Double Glazing
- spacious accommodation
- off road parking
- close to all amenities
- good rental potential
- parking
- fitted kitchen
- fireplace
- barbecue
- countryside
- mountain views
- traditional village
- well presented
- good condition
- outskirts of town
- close to town
- water
- fitted wardrobes
- close to restaurants
- patio
- Close to Shops
- quiet location
- immaculate condition
- satellite tv
- electricity
- sunny terraces
- car port
- private pool
- adsl
- residential area
- freehold
- wood burner
- covered terrace
- disabled access

- fitted bathroom
- large store room
- reception with fireplace
- good road access
- close to medical facilities

