

6 Bed Villa

Gandia, Valencia, Spain

€710,000

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



6 Bedrooms



3.0 Bathrooms



Villa

Property Description

FSBS275 – VILLA EDEN €710,000 (WOW FACTOR ALERT!)

Grand Spanish Mansion REDUCED from €800,000 to €710,000!!

SEE OUR VIDEO – TAKE A WALK AROUND THE PROPERTY AND GARDENS!

Large 859 m2 build on 2,704 m2 plot!

Beautiful wrap around Naia

Large 10m x 5m tiled pool with diving board

Gardens and property well maintained

5 Large Bedrooms (potential for 7 or more) & 3 bathrooms

Pale grey marble floors throughout the property

High Quality build, built in 1995

Elevated position with fabulous views of the valley and distant sea view

5 mins drive to Gandia city and 13 minutes' drive to golden, sandy beaches!

Huge garage to park 4 cars!

Comes fully furnished!

(NEW LISTING) - *WOW FACTOR ALERT*- This grand Spanish mansion (VILLA EDEN) is located on an elite urbanization 5 mins from Gandia city, it is not a large urbanization, it has a handful of other large properties on large plots on the urbanization, but all of them private and well placed for fantastic views and good sun placement summer or winter time. The garden is full of mature Mediterranean plants and trees and is fully fenced and gated. What a bonus to be just a 13-minute drive to the golden, sandy beaches of Gandia playa and 5 mins drive to all amenities that Historic Gandia city has to offer along with the out of town shopping malls!

You enter the property via a wrought iron electric gate, up the long driveway with pretty stone walls with an abundance of bright pink bourganvilla that takes you to the huge garage space which can park at 3/4 cars, there is an internal staircase from the garage up to the main ground floor living level, or externally up some beautiful stone steps bordered by mature colourful plants and trees.

There are so many different places with benches to sit and take in the views around the plot, as you enter the pool area there is a magnificent dragon tree, an ancient olive tree, and the borders of the garden that surround the pool have sub-tropical mature species planted in abundance making the pool area very beautiful. The garden is irrigated and there are many dry-stone walls around, with external lighting within the garden and by the pool for evening swims! There is also a traditional BBQ and Paella

cooking area.

There is a pool house with pump and filter, the pool itself is very large and measures 10m x 5m, it is tiled and has a deep end for diving with a springboard. The pool area is surrounded by an irrigated lawn. Overlooking the pool area are various arched Naias' that give shade to sit or dine, or play table tennis under, you can watch the children or family enjoying the pool making a wonderful social area to enjoy your family and friends having a good time.

To the other side of the property is a large lawned garden with a stone seating area in the middle and various pretty stone pathways to the edge of the garden, again from the mansion are arched Naias overlooking this part of the garden too, giving valuable shade to sit under and dine under during the hotter summer months.

On entering the main living level, you are greeted by an entrance hall that takes you to a huge open plan lounge / dining area with central marble staircase. The large windows all have traditional Spanish wooden shutters, there is a fabulous large marble fireplace in the lounge too.

On this level there is a bathroom and an access door that takes you down to the garage. There is another separate room with a lounge area and traditional fireplace with an open fire that benefits from double doors out to the garden (this could be the 6th bedroom if required) this room also has fitted wardrobes / storage.

From the formal dining area, up a few steps to the large fully fitted kitchen with granite work surfaces, it is such a large space it boasts a breakfast area and a very useful pantry and storage room too, plus a large utility room with washing machine and large marble laundry sink with a door out to a patio area and traditional old stone water feature (not currently in use) which overlooks the formal lawn.

To the left-hand side of the entrance hall you find an arched doorway that takes you to a huge home office space with built in book cases, the wow factor continues through the property! There is an open galleried landing above the office space and another lounge space within this room too, the office and 3rd lounge (could be another bedroom if required) also has the bonus of double doors opening up on to the pretty naia and out to the pool terrace!

Up the beautiful ornate marble staircase brings you to a magnificent galleried landing, which can be used for so many different things, or you could create walls for another large bedroom /bathroom with access out to a large L shaped open terrace with fabulous views!

Off this central 1st floor galleried landing with ornate stain glass window, you will find an open plan sitting area with double doors out to an open terrace, 5 double bedrooms all with fitted wardrobes, one double has a nursery room off it for a cot and the master bedroom having an en-suite bathroom with double sink, bath and shower with access out on to the open terrace too. From this terrace you have wonderful views of the orange groves, mountains and a distant sea view. There is a large guest bathroom with double sinks off the landing space also, for the use of the other 4 bedrooms.

Annual costs: - €2000 which is €500 a quarter for the communal urbanization fee, the urbanization has a large swimming pool and tennis court solely for the use of the residents. The annual IBI tax (rates) is €1,700.

As this property is so close to the historic city of Gandia, there is some intermittent distant road noise, but when you are inside the house you cannot hear it. If you are living, there with the pool pump going, music or TVs on and normal everyday noise then it wouldn't be noticeable.

This gorgeous property benefits from hot and cold centralized aircon throughout the house, on the ground floor water is heated via a gas boiler and on the 1st floor the water is heated via an electric water heater. The mansion has a large water deposit, mains electric, electric entrance gate and electric garage door, wow factor staircase and marble floors, traditional windows with wooden shutters and most having mosquito blinds too. There is a fabulous mature garden and wonderful views from terraces that surround the mansion!

in requesting a viewing!!

Villa Eden is ideally located being an 5-minute drive from Gandia city which has many shops and supermarkets (Carrefour/Aldi/Lidl, Mercadona and others), many bars and good restaurants. A must: visit the old Borgia Palace, Culture Centre and Theatre. Saturday is Market Day. Small golf course by Grau, there are 2 shopping malls within 5/10 min drive with H & M, Zara, Zara Home, D.I.Y store Leroy Merlin, Decathlon, Media Markt, Kiwoko, etc.

The beach at Playa Gandia (5 mins drive from Gandia city) is a very clean blue flagged sandy beach with beautiful promenade alongside with shops and restaurants in abundance, there is an evening street market and also a beautiful harbour and marina. In the summer time there are musical events on the beach to enjoy and beach aerobics too, It's possible to get a boat from Gandia port or Denia port to the Balearic Isles, an easy journey.

Take a train from Gandia train station, it takes 35/40 minutes by train to the heart of Valencia city. Then from Valencia city hop on the metro straight into Valencia airport terminal so travel is easy!

15 min drive to Oliva old town and Oliva Playa (7 km long beach that is very child friendly and normally not crowded) there is also a Castle there and a Friday Market.

There are many smaller village beaches stretching all the way down the coast for 12 kilometres and these beaches are generally quite empty at 3pm in the afternoons (even in August) when all the Spanish go for a long lunch and siesta.

The Oliva Nova Golf course is only about a 25/30 min drive away, there is also La Galiana Golf course which is one of the prettiest golf courses in Europe. Go Karting, Horse riding, sailing, kite surfing and much more are all available in the area.

Villa Eden is the sort of property you can just turn the key, unpack, sit on the terraces, take a dip in the pool and have a few glasses of vino and then have an afternoon siesta, spending the late afternoon enjoying the garden, sunshine and views and then take an evening stroll along Gandia Playa promenade and Marina.

Served by 2 international airports, Valencia being about a 50 min drive away and Alicante about 1.05 mins drive.

For a virtual tour of the external and internal areas of this villa please don't forget to view the video!

Photo Gallery





Property Details

- **Property Type:** Villa
- **Location:** Gandia, Valencia, Spain
- **Internal Area:** 859m²
- **Land Area:** 2704m²
- **Price:** €710,000
- **Bedrooms:** 6
- **Bathrooms:** 3.0

Property Features

- Swimming Pool
- Air Conditioning
- spacious accommodation
- close to all amenities
- parking
- sea views
- fitted kitchen
- Double Garage
- fireplace
- barbecue
- mountain views
- Close to Schools
- good condition
- many special features
- quality residence
- exclusive development
- water
- fitted wardrobes
- close to restaurants
- patio
- Close to Shops
- sought after area
- immaculate condition
- beautiful garden
- Close to Golf
- electricity
- utility room
- breakfast room
- balcony
- electric central heating
- automatic irrigation system
- sunny terraces
- driveway
- mature garden
- subtropical gardens
- various terraces
- private pool
- adsl
- furnished
- electric gates
- garden & pool views
- residential area
- basement
- en suite bathroom
- landscaped gardens
- marble floors
- fitted bathroom
- reception with fireplace
- separate office
- kitchen diner
- gas water heating
- traditional features
- close to port
- good road access
- close to medical facilities
- close to the sea

