

4 Bed Villa

Gandia, Valencia, Spain
Reference: FSBS289



€330,000



4 Bedrooms

2 Bathrooms

Villa

Property Description

FSBS289 VILLA LAS NARANJAS €330,000 (EXCLUSIVELY MARKETED BY US)

Watch our virtual viewing video

Very comfortable 4 bedroomed country Villa near Gandia city

Sparkling swimming pool!

Has its own orange grove with an annual income!

Plot size 5,516 m²

Fabulous walks on the doorstep

Great cycling countryside

Large garage suitable for additional accommodation or studio /workshop

Just 17 mins drive to sandy beaches!

Walking distance to bar / restaurant

We are delighted to present Villa Las Naranjas, a perfect country villa, sparkling swimming pool and having the bonus of a large orange grove with oranges in production which generates an income. Come and live the Goodlife in Spain in a very comfortable villa near the city of Gandia and the sandy beaches, this is a totally unique property.

Villa Las Naranjas was built in 2011, it is not a normal wooden chalet type build, but imported from Canada with a specific type of construction material called "canoxel", which despite looking like wood, it is not constructed out of natural wood slats but a high temperature pressing of wood fibres, which are later painted with 5 coats of over-baked paint. This is done so that the material has a greater resistance when it comes to being outdoors in intense temperatures, so that the material does not crack or swell, and does not degrade in the sun or need any type of maintenance. The walls are insulated with glass wool and rock wool, the floor is insulated because it is built above ground level on a concrete slab and does not let in any moisture.

The property benefits from a double carport, a large garage which could be used as a separate guest apartment for family and friends visiting, as it already has a small kitchen and pizza oven and a shower room /utility room nearby. There is good WIFI and 2 types of water, mains water and a bore hole (well) for water to irrigate the orange grove and the garden. You also have the benefit of mains electric, air-conditioning units, a lovely glazed area to the front of the villa overlooking the pool with a hot and cold air conditioning unit. The garden is landscaped around the villa and very low maintenance with some grassed areas and a sunbathing terrace with blinds for shade in the hot summer months, the plot is totally fenced and gated so safe for children and animals, with an external dog kennel too. There are various mature Mediterranean trees and plants in the garden surrounding the property.

The 8m x 4m swimming pool has a lovely roman end with shallow steps to enter, with jacuzzi jets on the steps too, to sit on and sip your sangria in the sunshine! There is a lovely dolphin motif in the pool and an external BBQ/paella house.

The accommodation comprises of:-

Floor 00:

On entering through the front door there is an entrance hallway with a fully fitted kitchen on the left handside with integrated appliances, dishwasher, fridge freezer, hob with extractor, oven and built in microwave, with granite work surfaces and under counter LED bright blue lighting. A stunning feature in this kitchen is the high beamed ceiling. To the right of the entrance hall there is a complete bathroom with an equally stunning ceiling, a large walk in shower, WC, bidet, and modern vanity unit with mirror above.

From the hallway there is access into a large lounge/diner with a large air conditioning unit, a beautiful fireplace with wood burning fire (orange wood from the orange grove is slow burning with a beautiful fragrance), again the ceiling in the lounge is gorgeous with fabulous beams giving lots of character, from the lounge there are double doors that lead on to a large, very light and bright room that has views of the swimming pool, this room also has access to the garden/pool area. It has glazed sliding doors to let in a breeze in the summertime and is used for sitting or dining in, again it has a beautiful ceiling and hot and cold air conditioning unit.

Off the lounge is the master bedroom to the right-hand side, which benefits from an air-conditioning unit which is hot and cold, beautiful mountain views out of the window and fitted wardrobes.

To the other side of the lounge are 2 other bedrooms with electric radiators, and out of the one bedroom there is a wooden staircase up to a galleried landing with a twin bedroom off this landing.

Close to the house is a separate building with a shower room and another separate utility room too. Off the driveway there is a large garage, currently used as storage which has a small kitchen, and a proper pizza oven. It has an up and over electric remote operated electric door and several windows giving light so could be a garage and home office, artists studio or workshop or additional accommodation for family coming to visit! The back garden is completely walled, there is a door within this wall giving you access to the large orange grove with many mature orange trees on full irrigation from the bore hole/well.

Income that can be generated from the Orange Grove:-

The orange grove has been producing oranges for 4 years, it is still a "young" orchard. It is fully irrigated from the bore hole / well so does not cost anything in water. The **net profit** per year depends on the annual value of that type of orange. In good years you can earn up to €4000 a year and in normal and average years around €2,000 / €2,500.

The approximate measurements are below:-

Floor 00:-

| | |
|-------------------|---------------|
| Kitchen: | 3.93m x 2.37m |
| Bathroom: | 3.09m x 2.40m |
| Master Bedroom 1: | 3.11m x 3.99m |
| Lounge/Diner: | 6.07m x 4.70m |
| Bedroom 2: | 3.29m x 3.56m |
| Bedroom 3: | 3.29m x 3.51m |

1st floor:-

| | |
|-------------------------------------|---------------|
| Twin bedroom off galleried landing: | 3.30m x 3.58m |
|-------------------------------------|---------------|

Externally:-

| | |
|-----------------------|---------------|
| Outdoor utility room: | 2.78m x 2.77m |
| Outdoor bathroom: | 2.00m x 2.00m |

| | |
|---------|---------------|
| Garage: | 7.37m x 5.43m |
|---------|---------------|

Annual Costs:-

| | |
|--|---------|
| Rates (IBI Tax) Urban land: | €250.00 |
| Rates (IBI Tax) Rural land (orange grove): | €43.00 |
| Bin Tax & Recycling Tax: | €98.00 |
| House Insurance: | €420.00 |

Villa Las Naranjas is ideally located being an 8-minute drive max from Gandia city which has many shops and supermarkets (Carrefour/Aldi/Lidl, Mercadona and others), many bars and 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 10/15 min drive with H & M, Zara, Zara Home, D.I.Y store Leroy Merlin, Decathlon, Media Markt etc, 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. It's possible to get a boat from Gandia 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! 20 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 as is 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 Las Naranjas is the sort of property you can just turn the key, unpack, sit on the terraces, take a dip in the pool, walk to a restaurant for lunch and a few glasses of vino and then have an afternoon siesta, spending the late afternoon enjoying the sunshine and views!

Fantastic hiking and cycling countryside through the orange groves (great for dog walking) as its mainly flat in the valley and there is also a large equestrian centre in the valley which is ideal for horseback riding through the orange groves.

Served by 2 international airports, Valencia being about a 50 min drive away and Alicante about 1.15 mins drive.

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

Book your appointment to come and view this beautiful and very unique property with us, which has an income too!

Photo Gallery





Property Details

- **Property Type:** Villa
- **Location:** Gandia, Valencia, Spain
- **Internal Area:** 165m²
- **Land Area:** 5516m²
- **Price:** €330,000
- **Bedrooms:** 4
- **Bathrooms:** 2

Property Features

- Air Conditioning
- Double Glazing
- Garage
- off road parking
- close to all amenities
- parking
- fitted kitchen
- barbecue
- countryside
- mountain views
- well presented
- good condition
- close to town
- shower room
- water
- fitted wardrobes
- full of character
- sought after area
- beautiful garden
- electricity
- utility room
- automatic irrigation system
- easily maintained gardens
- driveway
- mature garden
- various terraces
- fruit trees
- car port
- private pool
- adsl
- garden & pool views
- countryside views
- workshop
- freehold
- landscaped gardens

- wood burner
- outside kitchen
- large garden
- level plot
- outbuildings
- large store room
- reception with fireplace
- separate guest accommodation
- well water
- traditional features
- rustic style
- close to the sea

