

Villa Gandia €315,000 £283,021;*

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Ref: LA305DA

Reduced from €-335,000!

5 4

m2 1200 m2 430

Panoramic
Private garage
Central heating

With 5 bed 4 baths to include s/c apartment.
Panoramic views to countryside & mountains 15
mins from beach 10 mins to shops AC CH pool
BBQ. Close to schools.

Gandia. Just off the Barx road, this large property (430m²) enjoys fabulous mountain & country views. The plot is 1,200m² & is landscaped (fruit trees etc). Electrically operated gates with video link lead to driveway & 2 garages. To the left is a large sun roof (views!). Front door with stairs down to main living area. Entrance hall with guest wc on the left, next to large living/dining room (fireplace), adjacent is a super farmhouse kitchen & huge glazed naya/breakfast room (ac). There is another open terrace off this glazed naya.

Returning to the hall, off to the right of the entrance is a guest bathroom opposite bedroom 1 (accessed by glazed naya also), bedroom 2 & at the end of the hall, the master suite (full bathroom) with patio doors onto open terrace. Stairs down lead to the guest accommodation:- small glazed naya, 4th (large) bedroom with dressing room & ensuite bathroom, 5th bedroom (large) with ensuite shower room, huge living room, huge kitchen & games room. Door to stairs leading to pool area, BBQ, sun terraces etc. Poolside store room & wc. 9 x 5 swimming pool. Fenced gardens. PVC window frames, ch upstairs. 15 mins from beach, 10 mins to shops.





**CALIFICACIÓN ENERGÉTICA
GLOBAL EMISIONES DE
DIÓXIDO DE CARBONO**
[kgCO₂/m² año]



Energy certificate in process.