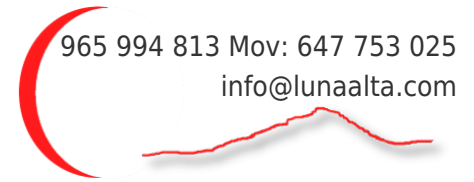


# Villa Gandia €315,000 £277,855,\*

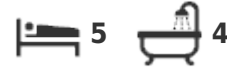


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Ref: LA305DA

**Reduced from € 335,000 !**



 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.

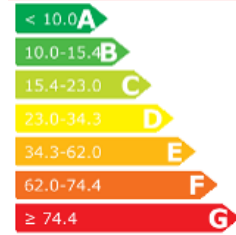
Gandia. Just off the Barx road, this large property (430m<sup>2</sup>) enjoys fabulous mountain & country views. The plot is 1,200m<sup>2</sup> & is landscaped (fruit trees etc). Electrically operated gates with video link lead to driveway & 2 garages. To the left is a large sun roof (views!). Front 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  
[kgCO<sub>2</sub>/m<sup>2</sup> año]**



Energy certificate in process.