

Quatretonda, Valencia €249,000

This Detached Villa will blow you away with its' uninterrupted views and exceptionally well presented 4 – 5 bedroom accommodation.



Property Description:

One of the benefits of my job is that I get to see inside all sorts of property and having done it for years, there are very few homes that take my breath away. Well this Detached Villa has done just that. It really is the complete package, offering superb 180 degree views from its large, first floor covered terrace. In addition, the standard of finish to both the kitchen and the bathrooms.

Standing on a plot of some 7,000 m2, just outside the Spanish village of Quatretonda, the villa is arranged to provide two double bedrooms on the ground floor with an ENORMOUS "Juliet" bathroom, which features a large central spa bath, "his and hers" vanity units and a large walk-in shower. Also on this level is a family room, with bar area and granite staircase leading to the first floor accommodation.

On the first floor there are two further bedrooms, a study/bedroom 5 and a shower room/WC. The main living accommodation is an open plan "American Style", with a large lounge and feature fireplace; a dining area and a beautiful, white, luxury fitted kitchen. There is a feature brickwork arch and breakfast bar, but on the first floor level, the covered terrace, which is accessed via the dining area is some 5 metres wide and runs the width of the villa. Wrought iron balustrade allows you to sit there and take in the stunning views across Quatretonda and the surrounding countryside to the mountains in the distance.

To the side of the villa and at first floor level, the 8m x 4m swimming pool is approached via the covered terrace. The pool is tiled and has "Roman" steps at one end and whilst swimming, you will enjoy those stunning views.

The gardens immediately surrounding the villa have been landscaped and planted with Mediterranean plants and palms. Approached via double gates, the villa has a large parking area to the front and additional parking at first floor level. The land has been planted with orange, olive and lemon trees, whilst a lower terrace would make an ideal location for someone looking for space for horses.

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Area:

Quatretonda is a Spanish village of approximately 2,500 people. There are shops, bars and restaurants there as well as a petrol station and other facilities for day to day living. The village is approximately 30 minutes away from the beaches of Gandia and Oliva

**Agents Notes.**

Details are provided as a guide to potential purchasers. In no way do they form part of a binding contract and purchasers should satisfy themselves as to the condition of the property and appliances by way of special reports.

Floor plans are schematic and are there to offer people a guide as to the layout of the property.

Main Accommodation:**Ground Floor****Entrance Hall**

Double doors providing access from the car park area. Attractively tiled floor which matches right the way through the villa. Pine doors leading off to:

**Master Bedroom 4.39m x 4.4m**

An impressive room with windows to both the front and side of the villa having wooden shutters. There are two double, built-in wardrobes with sliding doors and an extensive range of built-in cupboards and drawers to two walls. Air conditioning unit. Door to:



“Juliet” Bathroom/WC

The enormous bathroom is fitted with a quality white suite comprising a central, large spa bath. There is a bidet, close coupled WC and “his and hers” vanity units with inset sinks, cupboards under and lights and mirrors over. Large walk-in shower with a luxury shower fitting having multi-directional jets. Recessed ceiling spot lights. “Bohemian” glass block work allowing in natural light from the main bedroom and stairs to the first floor. Door to entrance hall.



Bedroom 2 4.48m x 3.01m

A double room with air conditioning unit and windows to the front and side of the property having wooden shutters.



Utility Room 3.76 m x 2.78

Plumbing for an automatic washing machine. Range of wooden fronted base units with a stainless steel double bowl sink unit and mixer taps.



Family Room and Bar Area. 7.88m x 3.5m

Fitted bar area constructed of red brick with an alcove behind and a marble shelf. 4 wall light points. Air conditioning unit. Granite staircase to the first floor with recessed spotlights to light the treads.

First Floor



Kitchen and Dining Area 9.33m x 3.72m

A beautiful room with double doors leading out on to the covered terrace. There is air conditioning and a brick built feature archway that leads through to the open plan lounge. These bricks match those of the breakfast bar that divides the kitchen area from the dining room. Valencian style vaulted ceiling.



The kitchen is fitted with an extensive and luxury range of white, panel fronted units to both the floor and walls. The wall cabinets and fitted coving and pelmets, with the pelmets concealing lighting for the dapple granite work top. There are two glazed display cupboards, corner display shelves and a ceramic two and a half bowl sink unit with mixer taps. Plumbing for a dishwasher. Space for an "American style" fridge freezer and a five burner gas cooking range with stainless steel cooker hood over.



Lounge Area 5.82m x 4.19

Feature open fireplace with glazed "fireglass" doors. Window to the side of the villa. Air conditioning unit. Hall way leading to the bedrooms and a door which allows access to the back garden. Valencian style vaulted ceiling.

Study/Bedroom 5 3.47m x 2.23m

Currently used as study, this room is large enough to be used as a double and has a built-in double wardrobe with sliding doors. Air conditioning unit.

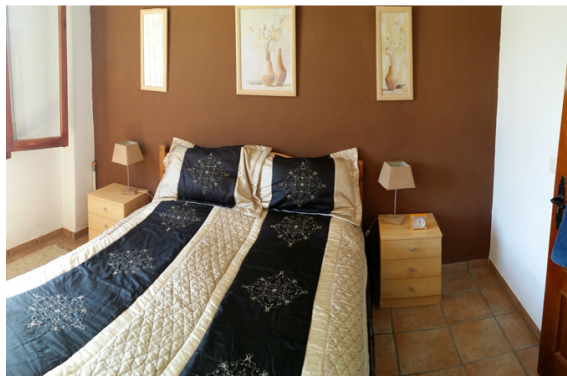


Shower Room/WC

A beautifully tiled room with darker, butterscotch coloured tiles to the lower walls and a contrasting lighter tile over a tiled dado. There is a close coupled WC, a vanity unit with inset basin, cupboards under and a mirror over. Large, walk-in shower with a luxury attachment having multi-directional jets. Window to the side of the villa.

Bedroom 3 3.44m x 2.91m

A double room with window to the side and an air conditioning unit.



Bedroom 4 4.7m x 2.91m

A twin room with window to the side, air conditioning unit and four double wardrobes and shelved cupboards with sliding doors.

**Outside**

The villa stands on a plot of approximately 7,000 m² and is effectively three terraces. Approached via double gates, you will pass the fruit trees which are orange, lemon and olive. The driveway leads to a large parking area at ground floor level and has been pleasantly landscaped. From here a driveway leads to the first floor parking area, which has three palm trees and masses of parking. There is also a small storage shed. The lower terrace would make an ideal area for someone looking to have space for horses or perhaps livestock.

There is an 8m x 4m tiled and filtered swimming pool which is enclosed by attractive wrought iron railings for safety. Within the pool area is a gazebo and a Paellaria (outside kitchen) which is attractively tiled and has a gas hob, BBQ chimney and tiled surfaces either side.





Services

Wireless Internet, Mains Electric and water. Septic tank drainage.