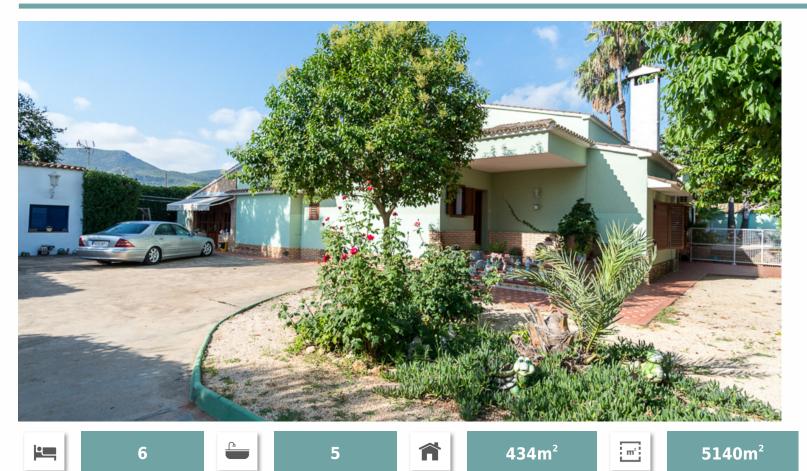
## VILLAS PLOTS.COM



We are delighted to present this beautiful mediterranean style villa. This property is located in the quiet area of canals, about 64km from Valencia and just 8km from the historic city of Xativa. You can access the A7 motorway (Valencia-Barcelona) in 5 minutes by car and Manises International Airport in Valencia is just a 55 minute drive.] The property was built in 1980 but has since been progessively updated. The house is 303sqm with 131sqm of garage and stables for horses all on 5140sqm of grounds. There is also a well kept garden which surrounds the property and a swimming pool area which are real highlights of this property. The grounds offer different areas such as the swimming pool, a barbecue area, terraces, the garden, grassed areas, fruit trees and a vegetable patch. Also on the grounds are 4 horse stables, a chicken coop and a greenhouse...] There is wide entrance to the property and a carport for 2 large cars. A wide path leads up to the front door. Once inside we can find a spacious 55sqm lounge with lots of mediterranean features such as exposed wooden beams, mallorquina wood style windows and artesan tiles in addition to a chimney and dining area and laundry room. From here we can access the wine cellar (19sqm) On this floor we can also find 2 double bedrooms, one is the master suite with it's own on suite and two full sized bathrooms.] [] Within the grounds we can find an enourmous kidney shaped fully filtered swimming pool surrounded by a lovely terrace ideal of sunbathing. There is also a bathroom mext to the pool and several storage rooms.] [] The house is patent divel a garage bathrooms.] [] INFORMATION ABOUT THE AREA[ ]] [] The town of Xativa amphasizes its specialization in the services sector, there are tail urban amenities available which include medical facilities, hospital, banks, shops, supermarkets, sports facilities, schools and local services. There are train routes which connect Xativa to Valencia if yo 50 minutes. The distance to the Valencia airpot is 72km. Access to the A7 motor





Ref: FV4169

500,000 €

(Canals)



