



6



5


434m²

5140m²

Ref: FV4169

500,000 €

(Canals)



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 progressively 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 which has access to a shady terrace. The mediterranean kitchen is fully fitted with a formal dining room and leads out to a barbecue area with a more informal 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. On the upper floor there are 4 large bedrooms and 2 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 next to the pool and several storage rooms. This property also includes a garage with space for 6 cars and a sauna. The house is heated with diesel central heating. INFORMATION ABOUT THE AREA The town of Xativa emphasizes its specialization in the services sector, there are all 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 city in 50 minutes. The distance to the Valencia airport is 72km. Access to the A7 motorway is 10 minutes away from this villa. Xàtiva is a cultural, historical and heritage city, capital of the region of La Costera, with excellent communications by road and rail. B2050100

