

## 5 soverom Villa til salgs i Ador, Valencia

535.000€



This spacious villa with separate apartment and B&B possibilities is quietly located and enjoys beautiful views over the valley and the sea. The automatic gate takes you to the driveway with garage and large storage room. On the first floor there is a separate accessible guest apartment with open living and sleeping area, a kitchenette and equipped bathroom (currently rented at 80€ - 98€ per night). An external staircase leads to the front door of the villa, with a cozy terrace along the front and beautiful sea views. The living room is bright and spacious, has a fireplace and a spiral staircase leading to the upper floor and the (lockable) lower floor. The separate kitchen is fully equipped and has access to the terrace with pool and garden. A night hall takes you to the generous master bedroom with ensuite bathroom, a second very large bedroom and a separate bathroom. Upstairs there is a studio (living and sleeping area) with fireplace and ensuite bathroom, a covered terrace that gives access to the final bedroom with ensuite bathroom. Outside you can enjoy the garden with its romantic pavilion, the 5 x 11 m swimming pool (with winter cover and the landscaped terraces with outdoor kitchen, pergola and various quiet corners to enjoy the beautiful view. The ground and upper floors can both be closed off from the main floor, making this the ideal location for a bed and breakfast as well. The rental of the guest apartment downstairs covers the fixed costs of the villa.

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|---|---|--|
| <input type="checkbox"/> 5 soverom                          | <input type="checkbox"/> 5 bad                              | <input type="checkbox"/> 310m <sup>2</sup> Bygg størrelse                  |
| <input type="checkbox"/> 1.100m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng           | <input checked="" type="checkbox"/> Covered Terrace                        |
| <input checked="" type="checkbox"/> Garage                  | <input checked="" type="checkbox"/> Garden                  | <input checked="" type="checkbox"/> Parking                                |
| <input checked="" type="checkbox"/> Fenced plot             | <input checked="" type="checkbox"/> Internet                | <input checked="" type="checkbox"/> open terrace                           |
| <input checked="" type="checkbox"/> chimney                 | <input checked="" type="checkbox"/> outdoor shower          | <input checked="" type="checkbox"/> doble glazing                          |
| <input checked="" type="checkbox"/> barbecue                | <input checked="" type="checkbox"/> alarm                   | <input checked="" type="checkbox"/> laundry                                |
| <input checked="" type="checkbox"/> air conditioning no     | <input checked="" type="checkbox"/> orientation: sur        | <input checked="" type="checkbox"/> near the beach                         |
| <input checked="" type="checkbox"/> near the town center    | <input checked="" type="checkbox"/> construction year: 1993 | <input checked="" type="checkbox"/> heating central heating with radiators |

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