



## Gestaria Gestión Inmobiliaria

Avenida Gaspar Aguilar, 29, Bajo  
Valencia

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**reference:** GIG-0821-6V

**property type:** chalet

**sale/rent:** for sale

**price:** 250.000 €

**condition:** Buen estado



**address:**

**Nº: floor:** 0

**town:** Vilamarxant

**province:** Valencia

**postal code:** 46191

**zone:** La Balsilla

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

**sqm built:** 398  
**living area:** 0  
**plot sq.meters:** 0  
**sqm terrace:** 30  
**bedrooms:** 10  
**bathrooms:** 4  
**toilets:** 0  
**cupboards:** 0

**lift:** no  
**pool:** yes  
**garages:** 2  
**terraces:** 1  
**storage room:** yes  
**garden:** yes  
**courtyard:** no  
**furnished:** yes

**floor:** terrazzo  
**air conditioner:**  
**hot water:** individual  
**fuel:**  
**orientation:** east  
**antiquity:**  
**outward/inward:** outward  
**community fees/month:** 0

### description:

The house you dream of to make your new life come true, we offer it to you !!!!! This 362m<sup>2</sup> useful house on a 1974m<sup>2</sup> plot is located in Villamarchante, 25km from Valencia. It is equipped with good services and access to the highway, with very good connections to Madrid, Barcelona and Alicante. 15 minutes from Manises Airport, Villamarchante has a total of 23 daily trips to the metro that connects with Valencia after the modification of the Marxantbus bus line. In addition, located very close to schools, supermarkets, banks and sports center. This wonderful town has a spectacular natural heritage where you can enjoy a beautiful connection with nature and impressive landscapes. This two-storey villa is divided into two houses with 10 double bedrooms, two dining rooms, a living room, two full kitchens, three bathrooms. It has a wood burning fireplace and radiator heating that uses wood as fuel. In the garden there is a barbecue with a porch and bathrooms and a large pool with a filter, a workshop, three warehouses. This house will allow you to receive your loved ones and offer them comfort. You will be able to spend unforgettable moments with all your friends. Don't think about it, you have to see it. Your dream is within your reach. Call us to find out and we will reserve a visit for you.