



Villa for sale in Ador



Description

A fantastic opportunity to purchase a large individually constructed three-bedroom modern villa with completely uninterrupted views out across the mountains and the Mediterranean Sea.

This beautiful home was built for the current owners in 2003. It has a unique design and comprises of 314m² of very comfortable and light living accommodation on a plot of just under a 1000 square metres. The property is fully airconditioned and centrally heated.

The villa enjoys, probably the best views on an urbanisation of approximately 150 homes.

The villa sits on a slight elevated position from the entrance road below, adding to the wonderful privacy that this villa has to offer.

The property is entered via a stamped block paved drive with two automatic woven steel gates leading up towards the villa. There are very little stairs at this property which is very unusual for a villa constructed on such an elevated position, and which is a wonderful bonus.

At the top of the drive, there are parking areas to the left in front of the villa, or in front of the garage, with the option of going straight ahead into the large integral garage.

The entrance to the villa is from South East. Sweeping steps and balustrades take you up onto a pan tiled covered entrance porch supported by four large ornate pillars with three huge solid wooden beams supporting the roof structure above.

The entrance itself is via a solid wooden door with two large wooden square panel windows units to each side, giving maximum use of the natural light through into the large entrance hall.

There is a wow factor upon entering the villa, its large open staircase to the right leading on up to a fantastic open minstrel gallery giving the home a feeling of originality and class.

The ground floor has a large open plan lounge and dining area with beautiful high wooden framed double-glazed windows allowing for fantastic views across the large infinity swimming pool, orange groves and out to the Mediterranean Sea. To the rear of the front lounge there is another good size lounge chillout area. An ideal spot for a large screen tv or home cinema with surround sound. This room also opens into the main lounge, and allows for the same excellent views from the large front windows.

The dining area has double French door access with steps down and out onto a ceramic tiled wood effect large terrace and pool area. Back inside the villa and behind the dining area you will find a good size open plan kitchen with deep blue compressed resin worktops and matching blue cupboards with a contrasting oatmeal coloured ceramic tile flooring out into the dining area. There is a very large stainless electric oven with matching large stainless gas hob and very effective stainless extractor unit above. The kitchen also has an incorporated quality dishwasher and large standalone stainless fridge freezer. From the kitchen there is also single door access through into the smaller of the lounge areas.

From the open and light entrance area there is access through into the large garage. This area houses the washing machine, tumble dryer and the wall mounted Junkers gas boiler for all of the villa's hot water and built in central heating.

Back inside the house and up a short flight of stairs takes you to a large fully tiled bathroom with a great size wet floor shower and huge tempered glass opaque shower screen. The toilet flush mechanism is hidden inside the wall allowing for a more aesthetically pleasing bathroom.

Out of the bathroom and straight ahead takes you to a brightly light hallway and two good size forward facing double bedrooms, both with large built in wardrobes, radiators and windows, again allowing for those wonderful views out to the coast. Back down the hallway and up a few more stairs takes you onto the open minstrel gallery with wonderful views of ground floor, pool, garden and out to sea. At the end of the gallery there is another nice open chillout area with its own window allowing for the same wonderful views.

Behind here is the master bedroom, entered through two large wooden doors, incorporated into a wonderful wooden and glass dividing wall, again allowing for great views whilst obtaining the maximum natural lighting.

The master bedroom has its own large fully tiled bathroom with ornate twin wash basins and mirrors, ceramic tiled mosaic wet floor with walk-in shower, large tempered glass screen, hidden flush toilet, and high-pitched ceiling.

To the other side of the large bright bedroom is home to a wonderful walk-in wardrobe accessed via a frosted glass door with two fixed frosted glass side windows. The well-lit and spacious wardrobe has a large amount of storage space.

The house has full mains gas central heating, quality wooden windows and double-glazing which add character to the unique design of this villa.

The front garden houses a large new infinity swimming pool with stainless power shower, led lighting and a jacuzzi incorporated within its corner fan style steps. The pool has fabulous mosaic tile which were individually sourced by the owner.

There is a purpose-built large sunshade structure with covered roof allowing enough room below it to comfortably shade and seat eight people. Behind here there is wonderful purpose built outside kitchen/ BBQ area with chimney, marble worktops, wash basin and new undercounter fridge.

Behind the kitchen is a large storeroom with shelving, with plenty of space for all of the garden furniture and sunbeds etc.

Behind the storeroom there is a lovely half tiled outside toilet with washbasin, white gloss bathroom furniture and automatic lighting.

Last and by no means least behind the outside toilet there is the large walk in shower finished in the same quality mosaic matching pool tile.

The outside gardens have automated watering systems, and are all designed with low maintenance in mind, with raised flowerbeds, assorted shrubs, palms, yuccas, olives, laurel and Oleanders etc. The plot is fully fenced, dry stone walled and with a cast iron fencing along the lower perimeter at road level.

Monte Corona is situated almost between the two airports of Valencia and Alicante with approximately one hour between them. From Gandia there is a regular train service to wonderful city of Valencia.

The historic town of Gandia and its beaches are less than 11 km away. There are over 23km of golden sandy award-winning beaches, fantastic restaurants, hotels and a vibrant night life.

In the nearby village of Villalonga you will find everything you need, including a new medical centre, two dentists, schools, two great restaurants, a large supermarket, two weekly markets with fresh produce, a bus service to Gandia, taxis, and a great selection of tapas bars.

There is no doubt that this property must be seen to be truly appreciated.

The Urbanisation has been fully adopted by the Ayuntamiento of Ador.

Thus, the roads and infrastructure are maintained by the local authority.

The urbanisation is fully covered by street lighting.

The property is connected to all services and benefits from:

Constant supply of drinking water.

Electricity via underground services.

Telephone via underground services.

Connected to wastewater/sewage system (no private cease pit).

Connected to a main gas supply, allowing the central heating to be used fully.

The urbanisation.

Monte Corona is a very quiet and serene place to live.

There are very stunning views.

At the entrance to the urbanisation there is a very good and successful bar and restaurant.

The local area.

Monte Corona is situated between the two villages of Villalonga and Ador.

A Mercadona supermarket is located in Villalonga 1.2Km away.

Both, Ador and Villalonga have good bakers, butchers, ferreteras, a selection of other shops as well as many good bars and restaurants. There is a Service Station in Villalonga.

There is a good local health centre in both Ador (24hr) and also Villalonga.

The area is blessed with many interesting and scenic walks

Gandia and its Blue Flagged beaches are just a 15 min drive away. Gandia beach is one of the best on the Mediterranean and town has all the amenities nearly everything that you could need. Gandia is also very well communicated, the entrance to the AP7 motorway is just fifteen minutes away, go north and this takes you to Valencia city and its airport (approx 1 hour), go south and you get to Alicante city and its airport (approx. 1 hour 20 min). Gandia also has a train link with Valencia, trains run every half an hour and it takes approx 1 hour to get to Valencia north station where the metro will take you on to the Airport.

Visit our website to see a 360 degree virtual tour of this property !!!!

Features

General

- 3 Bedrooms
- 2 bathrooms
- 1 Terrace
- Storeroom

Surfaces

- Plot: 997 m²
- Built: 312 m²

Equipment

- Pool
- gardens
- Wifi

Qualities

- Double glazing

Security

- Intruder alarm

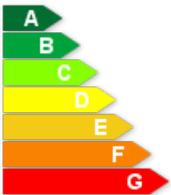
Price

349.995 €

~~399.995 €~~ **Reduced**

- 1,122 €/m²

Energy rating



In process

Situation and surroundings



Orange Blossom Homes

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