



4



3

281m²2571m²

Ref: FV1262

295,000 €*(Alberic)*

Country house with views in San Cristóbal, Valencia. We are delighted to present to the market this country house with views in San Cristóbal Alberic Valencia. The house is just minutes from a metro station with frequent service to the city of Valencia and ready to move in. This area offers large parcels of land and excellent elevation to admire the beautiful surroundings. The property is situated on a 2.571m² plot. The main house consists of 281m² and is spread over 2 floors. There is a very large garage under the main house. The first floor consists of a terrace with access to the main door of the house, a living room with a fireplace, an independent kitchen with a laundry area. We also find three bedrooms (one of them a master en-suite) and a family bathroom. On the ground floor we find a large garage and a guest area consisting of a bedroom with access to the outside and a full bathroom. Gardens surround the house and the pool area is a lovely feature of this property. The pool is 10 x 5m, with a complete filtration system with a lot of privacy, surrounded by a large tiled terrace, with really great views. This area allows for relaxing outdoor entertainment throughout the year. The grounds consist of a landscaped garden with trees. The municipal tax or IBI amounts to € 700 per year and community fees are € 600 per year (including water supply). The urbanization of San Cristóbal, located 7km from the city of Alberic and 40km from Valencia. This is a well established area which due to its elevation enjoys stunning views of the surroundings. The urbanization has its own social club. This area is a deal for a lifetime of the year or to have a vacation home in a quiet environment. There are school bus routes from the urbanization to the city of Alberic. In the town of Alberic there are all urban services available including medical facilities, banks and shops, supermarkets, sports facilities, schools and local services. There are train routes that connect Alberic with the city of Valencia in 50 minutes. Access to the A7 motorway is 5 minutes from the San Cristóbal urbanization. Just a few minutes away are towns such as Alzira and Xativa, where we find hospitals, international schools, hypermarkets and restaurants, they are 15 minutes away. Thank you for taking the time to read this presentation and please contact us for any help we can offer. Country house with views in San Cristóbal, Valencia

