

€1,400,000 House / Villa - For sale

## Contemporary design villa for sale in Rocafort, Valencia

Spain » Valencia » Godella / Rocafort » 46111

**7** Bedrooms    **7** Bathrooms    **611m<sup>2</sup>** Floorplan    **1,100m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 960 077 790 • valencia@lucasfox.com • lucasfox.com • Calle Hernán Cortés 28, Valencia, Spain

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### OVERVIEW

## Fantastic high-end villa for sale on a 1,000 m<sup>2</sup> plot in Rocafort with contemporary design, high ceilings, large windows and plenty of natural light.

We enter an oval-shaped hall that is large yet warm, open to the top floor and naturally illuminated by the interior garden. We proceed to the living room, with high ceilings, with two demarcated areas that are connected to the garden and the pool via floor to ceiling patio doors. The dining room and the kitchen are connected with the living room and the garden. The large kitchen with stainless steel island and quality appliances has a pantry and a service area including laundry, bedroom and bathroom.

The east side of the main floor houses a sleeping area which consists of a guest bedroom with bathroom, a toilet and the master bedroom, with double dressing area and double bathroom with tub and shower. The rest of the night area is distributed on the top floor, where there are 3 bedrooms with dressing room and bathroom with shower, and two multipurpose rooms.

The different floors of the house are connected by a circular walnut wood staircase, the same material used for the flooring of the house, a glazed interior garden and double height ceilings that unify the spaces in different parts of the hall and living room. As far as special features are concerned, the property has underfloor heating in all rooms with individual control, double glazing, air conditioning, 24h alarm system with motion detectors around the perimeter of the plot, and a service lift with access from the 3 floors to facilitate transport of medium sized objects. The layout and interior design have been well planned.



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Terrace, Swimming Pool, Garden,  
Private garage, Wooden flooring,  
Natural light, High ceilings,  
Underfloor heating, Walk-in wardrobe,  
Transport nearby, Service lift, Security,  
Near international schools, Heating,  
Exterior, Chill out area, Built-in wardrobes,  
Balcony, Alarm, Air conditioning

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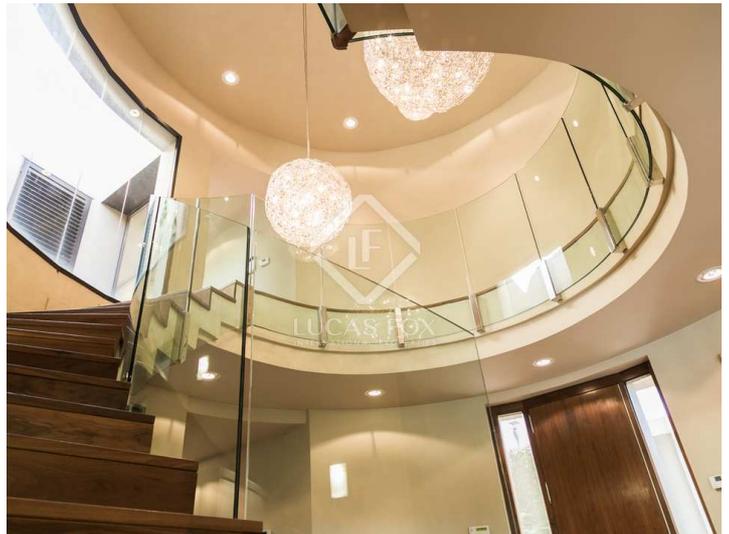
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