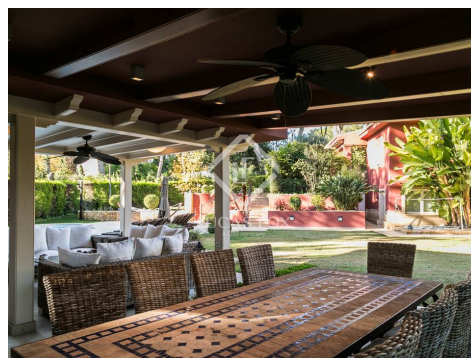


€2,400,000 House / Villa - Sold

## Luxury villa with a pool for sale in Santa Bárbara, Rocafort

Spain » Valencia » Godella / Rocafort » 46111

6	7	980m <sup>2</sup>	2,510m <sup>2</sup>	137m <sup>2</sup>	2,235m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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€2,400,000 House / Villa - Sold

## Luxury villa with a pool for sale in Santa Bárbara, Rocafort

**Luxury villa of approximately 980 m<sup>2</sup> on a generous plot in the exclusive Santa Bárbara gated community, 10 minutes from Valencia City.**

One of the first things that we notice about this villa is its majestic location and size, and the good condition and quality of both the house and the garden.

As soon as we enter the property we find the main entrance which has been designed very carefully with different flower beds, hedges and trees and a security checkpoint on the right, next to the dog kennels.

Upon entering the house, the hall leads the way to the main double height living room with views of the garden. The living room is composed of 4 different sections, the study or reading area, a dining room and the central relaxation area that leads to the front porch. The dining room and hall are also connected with the kitchen and the service area.

The east wing of the ground floor houses a guest bedroom with a bathroom, a toilet, and a children's play room with a bathroom that could become another large bedroom if appropriate. The rest of the private area is located on the top floor, where some stairs invite us to access the 3 double bedrooms with bathrooms and the master suite. The master bedroom occupies the entire eastern part of this floor and contains a large dressing room on entering, a double bathroom, the main bedroom and another large dressing room of 10 m<sup>2</sup>.

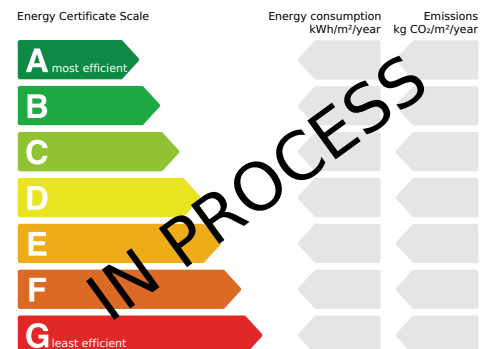
On the lower ground floor of the house we find several areas for leisure and recreation, such as the impressive cinema with comfortable seats and a projector, the banquet or meetings room, a wine cellar and a gym. This floor is at garden level on one side, giving access to the pool area and barbecue, and playground located on one side of the plot. Around the pool there is a solarium area to enjoy the sun comfortably in the hammocks and sun beds; there is a bathroom and shower, and a recreational area and dining area with barbecue and bar.

In short, the ideal way to enjoy the outdoors in the privacy of your own home, with all amenities within easy reach and the city just 10 minutes away. Perfect for someone who appreciates space, exclusivity and privacy.



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Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Gym, Concierge service, Natural light, Marble flooring, High ceilings, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Service entrance, Security, Playroom, Playground, Near international schools, Home cinema, Heating, Fireplace, Exterior, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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