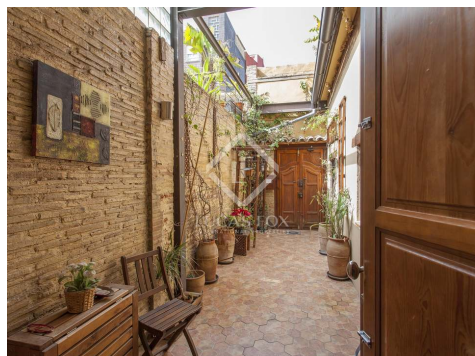


€450,000 House / Villa - For sale

## Traditional terraced house on a vibrant street, just moments away from the beach.

Spain » Valencia » Valencia City » Playa de la Malvarrosa » 46011

<b>3</b>	<b>3</b>	<b>200m<sup>2</sup></b>	<b>280m<sup>2</sup></b>	<b>80m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size	Terrace



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

€450,000 House / Villa - For sale

## Traditional terraced house on a vibrant street, just moments away from the beach.

Spain » Valencia » Valencia City » Playa de la Malvarrosa » 46011

<b>3</b>	<b>3</b>	<b>200m<sup>2</sup></b>	<b>280m<sup>2</sup></b>	<b>80m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size	Terrace

### OVERVIEW

## A traditional Cabanyal house with modern touches and an extremely private sunny terrace, for sale in a sought-after street.

An immaculately presented house in a quiet and prestigious location close to Cabanyal train station and just north of the renowned Cabanyal beach.

The house has been meticulously refurbished throughout and benefits from 2 private terraces, one on the ground floor and a secluded private roof terrace.

Entering the property at street level, we are welcomed into a private enclosed terrace with storage area for bikes and space for a table and chairs. Once inside the property we have a fantastic open-plan entertaining area with a fully fitted kitchen to the right-hand side with built-in appliances. This large space has 2 windows that allow maximum light to enter.

The lounge boasts many traditional Valencian features including high ceilings, tiled staircase and exposed wooden beams which give the whole room great character. To the rear of the lounge, there is a WC perfect for day guests.

On the first floor, a large landing leads to the 2 double bedrooms that are very bright and generous in size and a full bathroom suite. From this level, there is access to a large terrace that enjoys sunshine from morning to night with built-in barbecue area and space for lounging. Following the staircase, we are in the master bedroom suite with storage along one side and an en-suite bathroom on the other. This bedroom has access to a private enclosed terrace.

A wonderful family home or ideal investment opportunity.



[lucasfox.com/go/val23169](https://lucasfox.com/go/val23169)

Terrace, Period features, Air conditioning,  
Balcony, Barbecue, Double glazing,  
Equipped Kitchen

**Contact us today for more information or to arrange a viewing**

+34 960 077 790 • [valencia@lucasfox.com](mailto:valencia@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Calle Hernán Cortés 28, Valencia, Spain

€450,000 House / Villa - For sale

## Traditional terraced house on a vibrant street, just moments away from the beach.

Spain » Valencia » Valencia City » Playa de la Malvarrosa » 46011

<b>3</b>	<b>3</b>	<b>200m<sup>2</sup></b>	<b>280m<sup>2</sup></b>	<b>80m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size	Terrace



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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