

€1,050,000 House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa with 62m<sup>2</sup> terrace for sale in Godella / Rocafort

Spain » Valencia » Godella / Rocafort » 46110

<b>4</b>	<b>3</b>	<b>273m<sup>2</sup></b>	<b>546m<sup>2</sup></b>	<b>62m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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### OVERVIEW

## New build detached property for sale with garden and 4 bedrooms.

This property is part of the Campolivar Residence development , a new build of an exclusive residential complex of 6 luxury single-family villas.

The villa has a total constructed area of 272.53 (option with basement) and 233 square meters (without basement option), and sits on a plot area of 546.98 square meters. It consists of a ground floor, first floor and basement (optional). On the ground floor there is a large dining room living room with access to a terrace, the dining room living room leads to an open equipped kitchen, next to the kitchen a utility room, the ground floor is completed with a double bedroom with an en-suite bathroom and a lobby that corresponds to the main room, from which you can access a balcony. The first floor consists of 3 double bedrooms, one of them with an en-suite bathroom and an open dressing room, another full bathroom serves the other two rooms, from two double bedrooms you can access a private terrace. Optionally, a basement floor of approximately 30 m2 ventilated with natural light through a skylight is offered.

The property will have porcelain stoneware flooring, the interior doors will be floor-to-ceiling, lacquered in white, sliding folding according to areas, the wardrobes will have white lacquered doors and interior wooden cladding, the entrance door to the property will be armoured security. As for the exterior carpentry, it will be made of aluminium with CORTIZO thermal break (RPT) and Climalit type double glazing, the exterior and interior railings will be made of safety glass. As for the bathrooms, the tiling is expected to be with high quality porcelain stoneware on vertical and horizontal walls, PAMESA brand or similar, the toilets will have a concealed built-in cistern, DURAVIT brand or similar.



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Terrace, Swimming Pool, Natural light, Transport nearby, Pet-friendly, Outdoor kitchen, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Balcony, Air conditioning

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The kitchen will be equipped with appliances integrated into kitchen furniture: induction hob, electric oven and integrated microwave, BOSCH brand or similar. Refrigerator, dishwasher and washing machine, BOSCH brand or similar. Decorative extractor hood. The property will have high energy efficiency, ducted air conditioning system for heat and cold production. ACS through aerothermics equipment, Airzone system, installation of fireplace in the living room, optional pellet cassette type. It will have a home automation system for lighting and air conditioning control. The exterior part will correspond to a large private garden with natural grass and a private swimming pool with saline purification. The choice will be allowed free of charge between the following options for various aspects of the property: changing the shower for a bathtub, two options for the tone of kitchen furniture (cupboards and countertop), 2 tiling options. The choice will be allowed, at a cost, between the following options for various aspects of the property: installation of a cassette-type fireplace for pellets, underfloor heating heating system, photovoltaic installation on the roof, water softener for the ACS system and the incorporation of domotizable electrical mechanisms, SIMON 100 series.

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