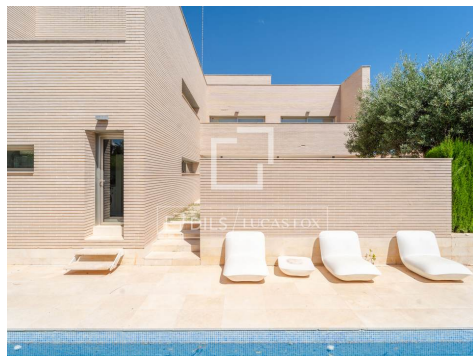
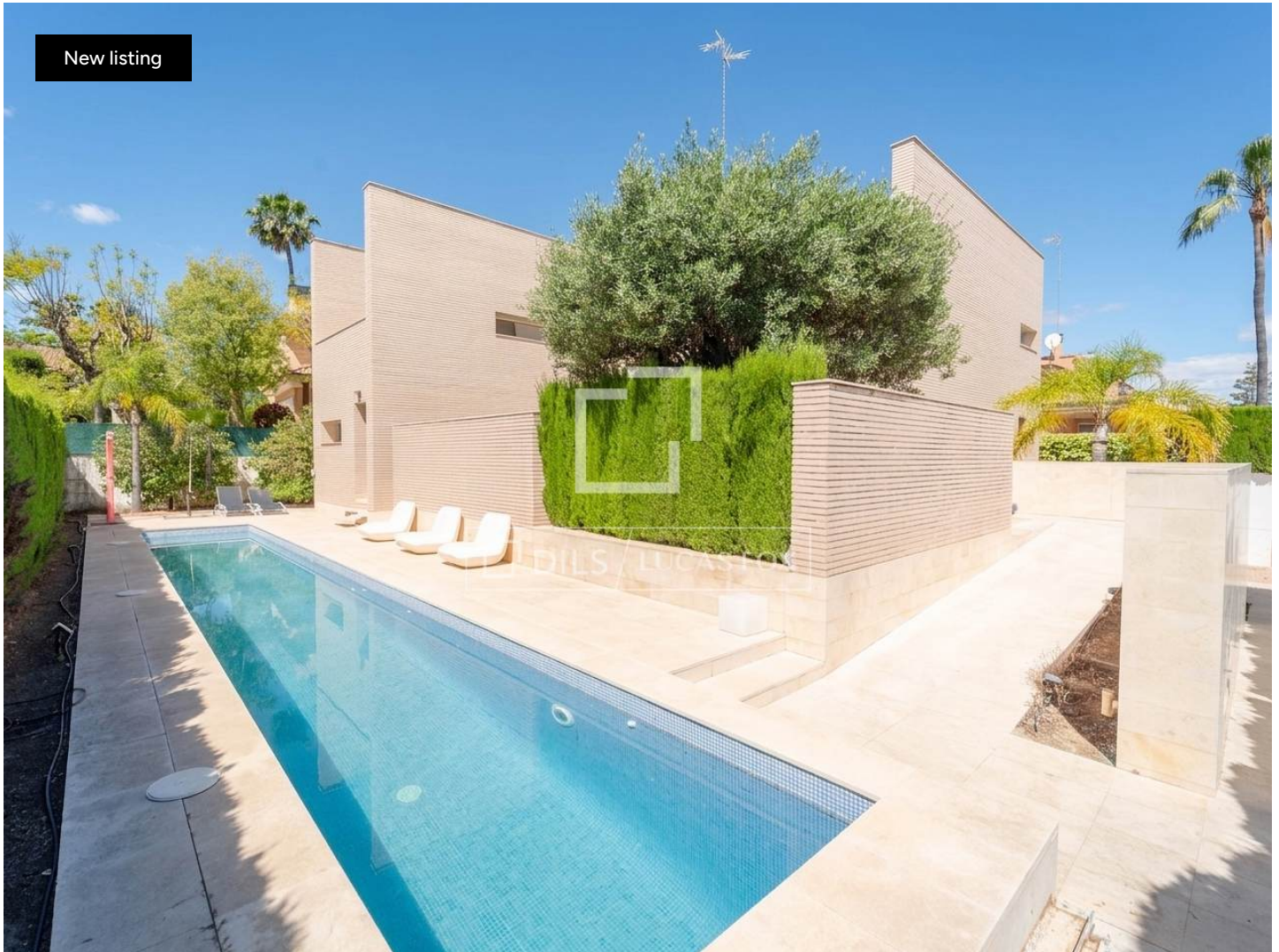


€1,400,000 House / Villa - For sale - New listing

4 Bedroom house / villa for sale in Godella / Rocafort, Valencia

Spain » Valencia » Godella / Rocafort » 46110

4	3	438m ²	676m ²
Bedrooms	Bathrooms	Floorplan	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

€1,400,000 House / Villa - For sale - New listing

4 Bedroom house / villa for sale in Godella / Rocafort, Valencia

Detached house with pool, very well connected, close to amenities

Exclusive house for sale in Campolivar, within the municipality of Godella, located in one of the most valued and sought-after residential areas in the Valencian region.

The property is located in an enclave that combines privacy, tranquility and excellent connection with the main amenities and access points of the area, offering an ideal environment both for permanent residence and for those looking for a spacious and comfortable property in a consolidated environment.

The property has 438 m² built area and 358 m² of usable space, distributed over three floors. The ground floor comprises a dining room living room , kitchen with utility toilet ; the upper floor has three double bedrooms and two bathrooms; and the semi-basement includes two spacious multipurpose rooms. The interior layout has been designed to maximize functionality and natural light, creating comfortable, well-balanced, and interconnected spaces.

Among its main attributes are the spaciousness, natural light, privacy, and the opportunities to enjoy its different areas, all of which contribute to comfort and quality of life. The property is in good condition. The described characteristics may be subject to verification.

Energy rating: E

The sale price is ONE MILLION FOUR HUNDRED THOUSAND EUROS (€1,400,000), taxes not included.

Applicable taxes (ITP/VAT), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price and will be borne by the corresponding party.

Real estate brokerage fees: amount to 3% of the final purchase price plus the corresponding VAT, and are borne by the buyer.

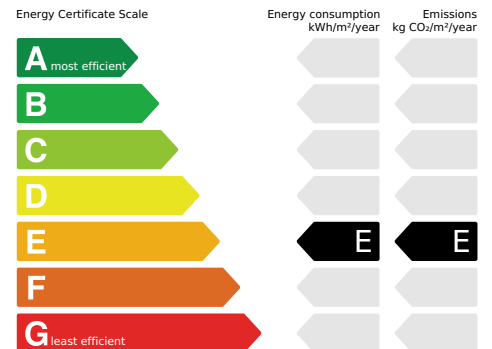
Marketed by Dils Lucas Fox (Lucas Trading, SL with Tax ID B64125438), acting as a real estate intermediary. Registered with the Register of Real Estate Intermediary Agents of the Valencian Community (RAICV) under number 4243.

The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.



lucasfox.com/go/val69347

Terrace, Swimming Pool, Garden, Private garage, Natural light, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Security, Near international schools, Heating, Exterior, Equipped Kitchen, Built-in wardrobes, Alarm, Air conditioning



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

€1,400,000 House / Villa - For sale - New listing

4 Bedroom house / villa for sale in Godella / Rocafort, Valencia



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