

€699,000 House / Villa - For sale - New

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

Spain » Valencia » Godella / Rocafort » 46111

4	3	231m ²	300m 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

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Spacious family-friendly property for sale with private garden and versatile spaces in Rocafort.

Lucas Fox presents this exclusive semi-detached villa for sale in Rocafort, next to the prestigious Santa Bárbara development, one of the most exclusive and established residential areas in the Valencia metropolitan area. Its excellent location combines the tranquility of a residential environment with proximity to the town center of Rocafort, national and international schools, sports facilities, supermarkets, a metro station, and quick access to the centre of Valencia.

Built in 2006, the property offers 223 m² of living space, distributed over four floors on a private plot of 300 m². Its design clearly differentiates the living, sleeping, and service areas, providing spacious, functional, and very bright spaces thanks to its east-west orientation.

The main floor features a spacious living-dining room with direct access to the terrace and garden, creating a pleasant flow between the interior and exterior. The generously sized and abundant natural light kitchen diner provides a comfortable space for everyday use and is complemented by a guest toilet.

The first floor houses the bedroom area, comprising three bedrooms and two complete bathrooms, with spacious and well-distributed rooms that guarantee comfort and privacy. The upper floor features a spacious, open-plan attic with Velux windows, a versatile space that can be adapted as an study, living room, library, gym, or leisure area, depending on the needs of each family.

The basement incorporates a large garage with capacity for several vehicles, a multipurpose room, laundry room and storage room, providing an excellent level of functionality and storage.

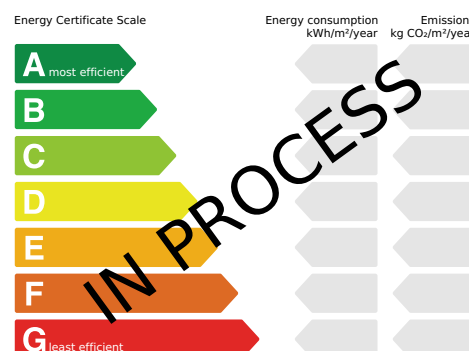
One of the property's main attractions is its exterior space. The plot features a private garden and terrace, offering different areas to enjoy the outdoors in complete privacy. The property is part of a community with a communal swimming pool, and the size of the plot allows for the possibility of adding a private pool, subject to compliance with planning regulations and obtaining the necessary permits.

Among its qualities are the marble floors, ducted hot and cold air conditioning, motorized blinds, built-in wardrobes, central heating and the excellent state of conservation, which allow you to enjoy the property from the first moment.



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Terrace, Swimming Pool, Garden,
Natural light, Parking,
Walk-in wardrobe, Transport nearby,
Storage room,
Near international schools, Exterior,
Equipped Kitchen, Double glazing,
Air conditioning



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A property especially suited for those seeking spaciousness, privacy and a prime residential location, without sacrificing proximity to Valencia and all the amenities necessary for daily life.

Energy rating: In process

Sale price: €699,000, taxes not included.

Applicable taxes (ITP/IVA/AJD), 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.

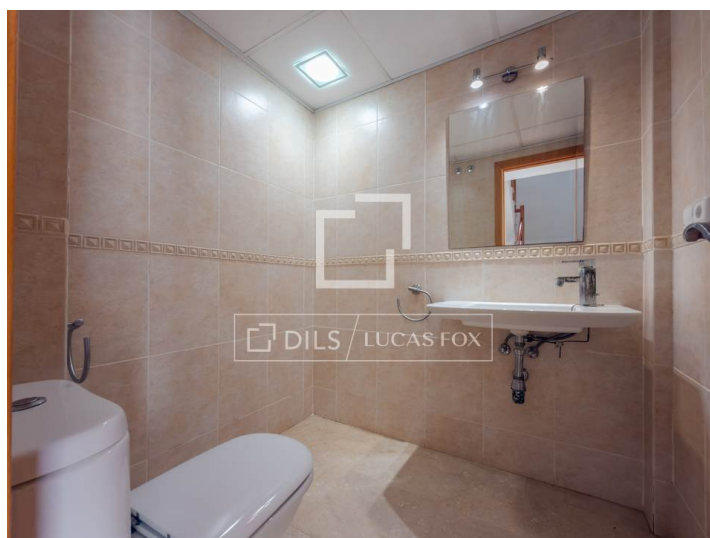
Property marketed by Dils Lucas Fox with registration number in the Register of Real Estate Intermediation Agents of the Valencian Community RAICV 4243.

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