

## **Exceptional family home located in El Vedat de Torrent (Colonia Blanca).**

This property has 390 square meters built on a plot of 975 square meters. It is semi-detached (pareada) and was built to live all year around, all bedrooms have built-in wardrobes and terraces. It has gas central heating and electric under floor heating and it is connected to all public services. All the windows have security bars.

It has 5 double bedrooms plus a loft. The master bedroom has a dressing room, an en suite bathroom and air conditioning. It has a nice loft also with air conditioning, a large terrace with a 2 metre satellite dish and a spacious storage area. There are 3 full bathrooms in total and a toilet in the pool area. A very elegant L shape sitting room with a fireplace, and dining area. The kitchen is large and bright and connects to another large living/TV room.

### **Ground floor**

You will find the sitting and dining area, the kitchen, a bathroom, 1 double bedroom and the second living room overlooking the garden and the swimming pool.

### **First floor**

4 bedrooms including the master bedroom with en suite bathroom, 1 family bathroom, a the laundry room. All the rooms on the first floor have a terrace. They also have ceiling fans.

### **Second floor/Loft**

1 diaphanous room currently destined to study and relax area with terrace of approximately 20 meters.

### **Outside**

A large area of terracotta terrace and garden surrounds the property, that includes a 4m x 8m swimming pool. There is also a covered summer eating area with a built in barbecue/paellero, a 6 x 3 square metres storage room, a vegetable garden and chicken coop.

By the side of the house there is a large covered car port for 2 vehicles and a storage shed. At the entrance you find porch on the main façade, a fish pond, and an automatic gate for the entrance of vehicles.

El Vedat the Torrent is a very sought after area as it is just 10 kilometres from the centre of Valencia taking as little as 20 minutes to get there by car. Next door is a nursery school and a bus stop and supermarket and bars are within 1 kilometre around. The local bus that takes you to the Metro station and the centre of Torrent runs every 30 minutes.

The property was value in 2019 at 550,000 euros.  
Offers around 450,000 euros will be considered.

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