

**reference:** VC130122SBG

**property type:** house Adosado

**sale/rent:** for sale

**price:** 265.000 €

**condition:** Buen estado



**address:** Sant Bertomeu 10

**Nº: floor:** 0

**town:** Godella

**province:** Valencia

**postal code:** 46110

**zone:** Barranquet - El Salvador



**sqm built:** 195  
**living area:** 0  
**plot sq.meters:** 0  
**sqm terrace:** 30  
**bedrooms:** 5  
**bathrooms:** 2  
**toilets:** 0  
**cupboards:** 0

**elevator:** no  
**swimming pool:** no  
**garages:** 1  
**terraces:** 2  
**storage room:** yes  
**garden:** no  
**courtyard:** no  
**furnished:** no

**floor:** terrazzo  
**air conditioner:** split  
**hot water:**  
**fuel:**  
**orientation:** south  
**antiquity:** 1988  
**outward/inward:** outward  
**community fees/month:** 40

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**description:**

If your dream is to live in a spacious house with a terrace in Godella, this is your opportunity!

Beautiful townhouse of 198 m2, distributed over 4 floors with two terraces, one front and one rear.

On floor -1, which has 70 m2, we find a large storage room and a garage with capacity for 2 large cars or 3 small ones.

On the ground floor, of 55 m2, we access through a beautiful terrace of about 25 m2. This floor consists of a dining room of about 30 m2 with a fireplace, 1 renovated bathroom with a large shower and a kitchen with a gallery from where we access the rear terrace of about 30 m2, with magnificent unobstructed views of the orchard.

Going up the stairs we find the first floor with 55 m 2 and it is made up of 4 bedrooms, two of them with a built-in wardrobe and a renovated bathroom.

In the attic, which is more than 30 m 2 , we find the 5th bedroom and a storage room (taking advantage of the lowest part of the ceiling).

The house has radiator heating, Split air conditioning, mosquito nets and wooden shutters, among others, and is located in a closed residential complex in a privileged location. Possibility of putting an elevator.

A very quiet area, with views of the Valencian orchard, and yet with all services very close. We have the metro station 3 minutes away on foot, the Juan XXIII de Burjassot School and the Sacred Heart of Godella 8 minutes away on foot, the Catholic University of Valencia 10 minutes away on foot and the Godella Health Center 5 minutes away on foot. All the services you need for your day-to-day life two steps from home. The area is very well connected, since you can access it from the CV-31 via the CV-35 (very convenient if we go to the Kinopolis leisure center or from Burjassot (University Campus) from the CV-31. If we want to go to Valencia, through Poble Nou it takes only 10 minutes or if we prefer to enter through Cortes Valencianas, in just 9 minutes we are at the Palacio de Congresos In short, a privileged area to have a great quality of life without sacrificing the comfort of having all the services needed very close to home.

It is not easy to find a house with these characteristics in Godella at this price, so request a visit as soon as possible.

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