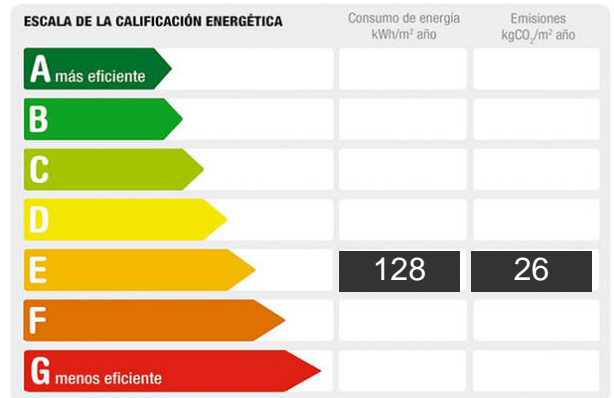


Reference: **VP13323GC**  
Property type: Flat  
Sale/rent: For sale  
Price: **379.000 €**  
Condition: Reformed



Address: Guillem de Castro 113 2  
Floor: 1  
Town: Valencia  
Province: Valencia  
Postal code: 46008  
Zone: El Botànic



<b>Sqm built:</b>	95	<b>Floor:</b>	parquet	<b>Air conditioner:</b>	split
<b>Garages:</b>	1	<b>Hot water:</b>	individual	<b>Sqm terrace:</b>	70
<b>Terraces:</b>	1	<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2
<b>Antiquity:</b>	1980	<b>Outward/Inward:</b>	outward	<b>Community fees/month:</b>	66

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**Description:**

Spectacular luxury home in Guillem de Castro with a beautiful 70 m<sup>2</sup> terrace. and garage space. As soon as you set foot in the property, you realize the quality, class and elegance with which the house has been renovated and decorated, taking into account every detail, without skimping on materials or decoration. We open the door and we find a beautiful hall from which we access to the right the living room and one of the bedrooms with a balcony. Both rooms overlook Calle Guillem de Castro. On the left we have the rest of the rooms: 2 bedrooms, 2 bathrooms, a modern kitchen with a table to eat in and access to the terrace. Having this magnificent 70m<sup>2</sup> terrace is a real joy. The terrace divides its meters into several rooms. On the one hand, we have a large covered gazebo, where you can enjoy gatherings with friends or family both in summer and winter. It has a sink and white lacquered aluminum cabinets where the washing machine and other kitchen and cleaning items are. In the background we have the chill out area with a set of rattan table and armchairs and a rocker where you can enjoy summer nights. You have the possibility in summer to put a pool. If you dare, you will be delighted to know that there is already a shower installed in the right corner of the terrace. On the left side of the terrace there is a service corridor that is used as a storage room, given its large capacity and which is a great relief. In the comprehensive reform, which was carried out in 2019, both the electrical installation and the plumbing were changed. Acoustic windows with double glazing and tilt-and-turn were installed. The interior carpentry is made of white lacquered solid wood both on the doors and on the fitted wardrobes. In the kitchen, apart from the design, storage capacity was taken into account to make the most of the space, achieving perfect finishes. In the equipment, it is worth noting the parquet floors with double insulation, the city gas heating with radiators throughout the house, and the two hot-cold air conditioning splits both in the main room and in the living room. The farm in which it is located has an impressive white façade combined with beautiful golden aluminum exterior carpentry that gives it that touch of elegance and makes it stand out from the surrounding ones. It is from 1980 and enjoys a family atmosphere (two neighbors per floor). The entrance to the building was renovated in 2015 by lowering the elevator to ground level. The house is located in a privileged enclave, of great historical and cultural significance. A few steps from the house we have, among other wonders, the Torres de Quart, the Casa de la Seda, the Muvim museum, the IVAM and the Museum of Prehistory. But, if you are passionate about nature, don't worry, since you have less than 10 minutes walking from the green lungs of the Botanical Garden and the Turia River bed. In terms of services and communications, there are all kinds of shops and supermarkets around: the Central Market is just a 5-minute walk away, and the Ángel Guimerá metro stop is a 6-minute walk away (transfer station where all lines converge). and less than 5 min from the EMT lines 11-28-60-62-63-64-73-92-C1-C2. If you are interested, do not hesitate to request a visit as soon as possible. The data in this publication are shown for informational purposes, not contractual and are not binding.

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