






## Turís - Chalet



 **2** Bedrooms  
 **1** Bathrooms  
 **164** Area (m<sup>2</sup>)  
 **1855** Land Area (m<sup>2</sup>)

**140 000 €**  
(EUR €)

## Villa with terrace, paella pan and large plot in Turís (Valencia) - Ideal to renovate to your liking

This property represents an excellent purchase opportunity in Turís, ideal for those interested in investing in a house with a lot of potential for customization and expansion.

Located in a quiet urbanization of Turís, in the province of Valencia, this charming villa offers 164 m<sup>2</sup> built on a plot of 1,855 m<sup>2</sup>. Its simple and well-distributed architecture is complemented by large windows, allowing an abundance of natural light to enter. The property is in a privileged location, surrounded by natural surroundings and close to the A-3 motorway, which makes it an ideal option for those looking to live close to Valencia but in a more relaxed environment. In addition, it offers great renovation potential, allowing the buyer to tailor the property to their needs.



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AMI API N° 1166

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Inside, the property has 2 living rooms, one of which has a fireplace, creating a cozy and warm atmosphere. The main living room of 38.81 m<sup>2</sup> is large enough to house a modern open plan kitchen next to the dining room, ideal for families looking for open spaces. The house also has two bedrooms (one of them measuring 14.16 m<sup>2</sup>), both with large windows that give access to the front and rear terraces.

The property stands out for its outdoor spaces, with a partially covered terrace at the front and another terrace at the back, ideal for enjoying the Mediterranean climate. At the back of the house, you will find a paella pan/barbecue, perfect for family gatherings and outdoor leisure moments. The plot of land offers multiple expansion options, such as the construction of a swimming pool, a garage, or even a guest house, which would considerably increase the value of the property.

One of the great advantages of this house is its investment potential. Thanks to the large plot, there is the possibility of dividing the land into two parts, which would allow a part of the initial investment to be recovered. In addition, the second living room, which was originally a garage, can be converted into a separate apartment, making it an attractive option for those looking for a property with multiple possibilities for use or for rent.

#### CHARACTERISTICS:

- Privileged location in a quiet urbanization of Turís.
- Large plot of 1,855 m<sup>2</sup>, with the possibility of dividing the land to sell it or take advantage of it for future constructions.
- Villa of 164 m<sup>2</sup> built with 2 living rooms, fireplace, and large windows that provide light.
- 2 bedrooms (one of 14.16 m<sup>2</sup>) and a bathroom of \*\*4.79 m<sup>2</sup>; with the possibility of creating a second bathroom.
- Independent kitchen of 7.25 m<sup>2</sup>; potential to open up an open plan kitchen in the main living room.
- 2 terraces (front and rear) that offer ample outdoor space, ideal for enjoying the good weather.
- 9.53 m<sup>2</sup> paella pan/barbecue at the back of the house, perfect for leisure and family gatherings.
- Renovation potential, with the option of converting the second living room into a separate apartment or adding new rooms.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) NOT INCLUDED IN THE SALE PRICE.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFE complies with the following requirements and is registered in said register, with the number RAICV3634.



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## Property Features

- Fireplace
- Built year: 1980
- Drive way
- Barbecue
- Quiet Location
- Energetic certification: F
- Terrace
- Garden
- Floors: 1
- Views: Countryside views
- Main drainage
- Solar orientation: West
- Mains water



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