

**reference:** 716-IB8

**property type:** flat

**sale/rent:** for sale

**price:** 380.000 €

**condition:** Semi reformado



**address:** General San Martín

**Nº: floor:** 2

**town:** Valencia

**province:** Valencia

**postal code:** 46004

**zone:** Ruzafa



<b>sqm built:</b>	137	<b>elevator:</b>	yes	<b>floor:</b>	terrazzo
<b>living area:</b>	0	<b>swimming pool:</b>	no	<b>air conditioner:</b>	split
<b>plot sq.meters:</b>	0	<b>garages:</b>	0	<b>hot water:</b>	individual
<b>sqm terrace:</b>	0	<b>terraces:</b>	0	<b>fuel:</b>	
<b>bedrooms:</b>	5	<b>storage room:</b>	no	<b>orientation:</b>	
<b>bathrooms:</b>	2	<b>garden:</b>	no	<b>antiquity:</b>	1937
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	outward
<b>cupboards:</b>	3	<b>furnished:</b>	no	<b>community fees/month:</b>	0

**description:**

Excellent location, quiet street next to GV Marqués Turia and Germanías. Very central home, located in the Eixample area between emblematic neighborhoods of the city of Valencia such as Ruzafa, Gran Vía and Pla del Remei. 137 m2 distributed in hall, bright living room, large dining room/living room, separate kitchen with office area, 4 bedrooms (3 of them with built-in wardrobe), 2 bathrooms (the courtesy one with bathtub and the one in the main room with recently renovated shower) and laundry room. Stately building from the 1940s with high ceilings (currently lowered with plaster but its original height can be recovered). The house has a security entrance door, terrazzo floor, natural gas HEATING, split AIR CONDITIONING, original and elegant window in the hallway, Climalit type windows. Discharged supplies (electricity, water and gas). COMMUNITY EXPENSES: 0 EUROS, for having the participation of the commercial floors.