

Patraix, Valencia

REF. VV2601075

# House for sale in Patraix (Valencia)

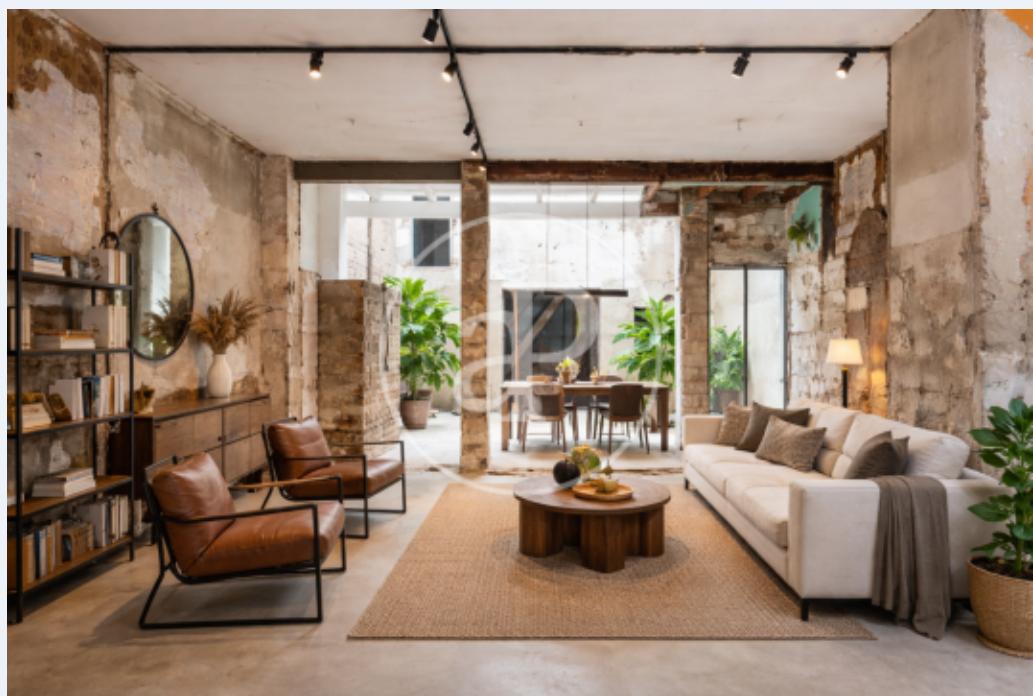
## Features

 Surface  
**156 m<sup>2</sup>**

 Bedrooms  
**3**

 Bathrooms  
**2**
 Views

## Price

**250,000 €**


**aProperties presents this exclusive property with a fully developed architectural project, located in the city of Valencia, in the Patraix area.**

The property complies with multi-use building compatibility, allowing for both residential and commercial use. The sale includes the renovation project for a private residence, as well as all active utility connections for electricity and water, and the approved licenses required to carry out the construction works. This offers the opportunity to create an ideal home distributed over two levels, featuring a wonderful private patio for enjoyment. At present, the property consists of an open-plan commercial space on the ground

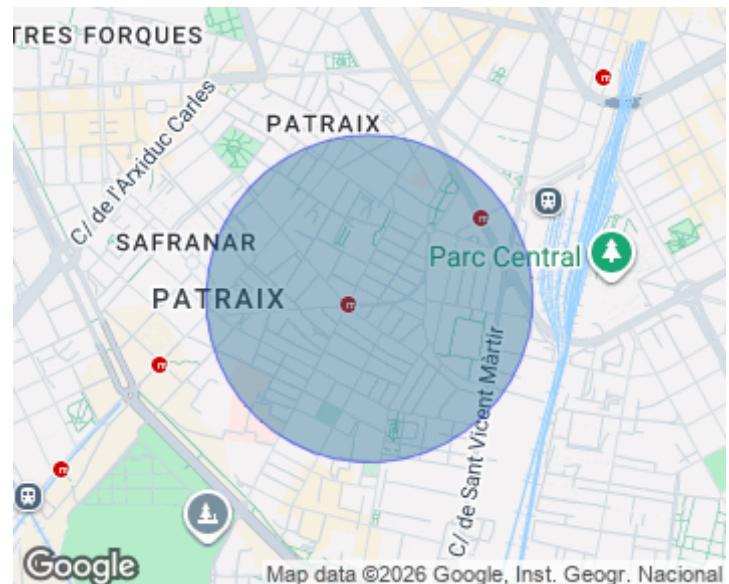
floor and, laterally beneath the neighboring community's ground floor, an uncovered terrace and a second unit arranged over two levels with a single-pitch tiled roof. The building has already passed the technical inspection (ITE), and all documentation is fully in order. The structure of the building is made of solid brick, with an insulated façade. The location is unbeatable: the neighborhood offers all essential services within walking distance—including supermarkets, restaurants, cafés, shops, pharmacies, a hospital, and educational centers—making this...

**Contact us,**  
 we will be happy to assist you,  
 to offer you more details and information.



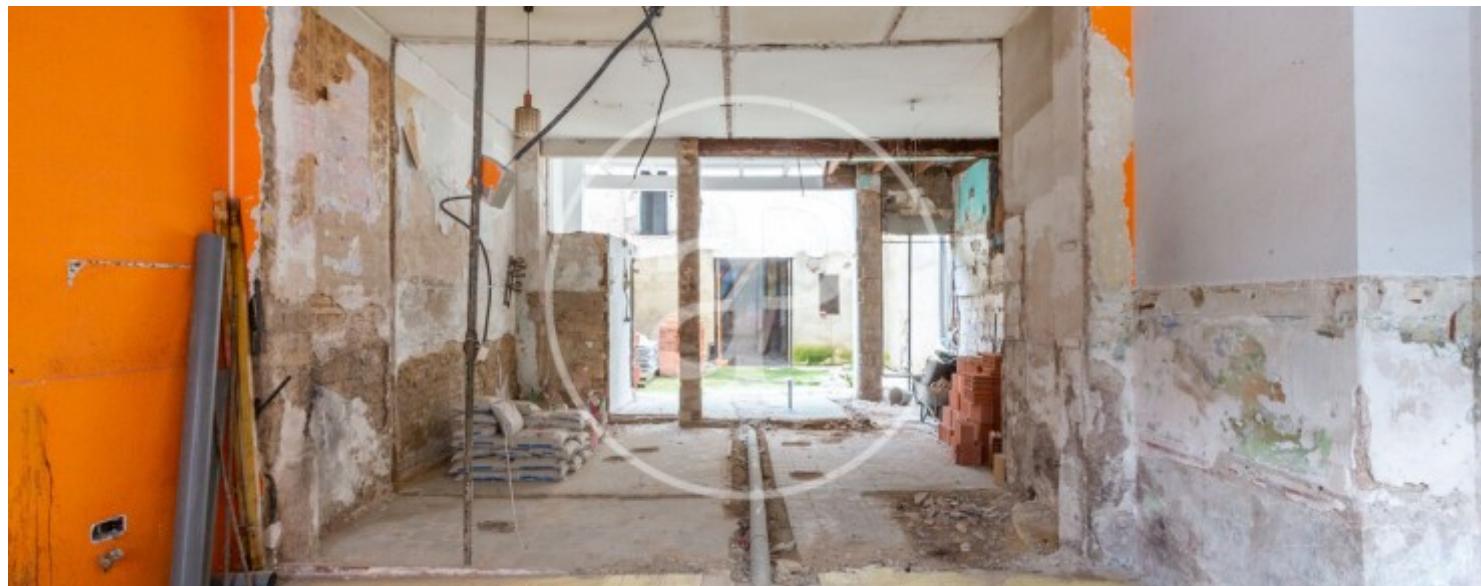
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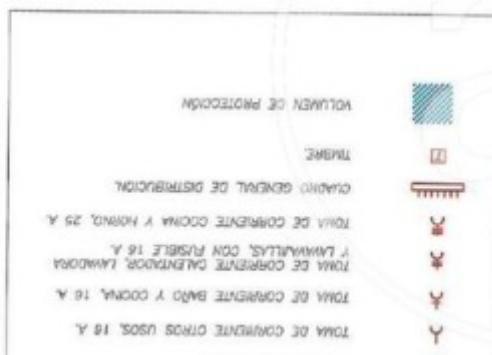
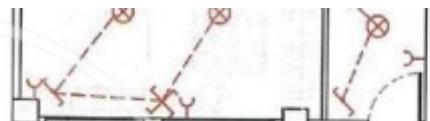
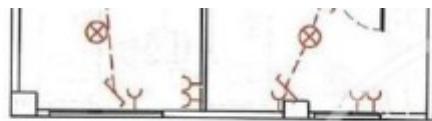


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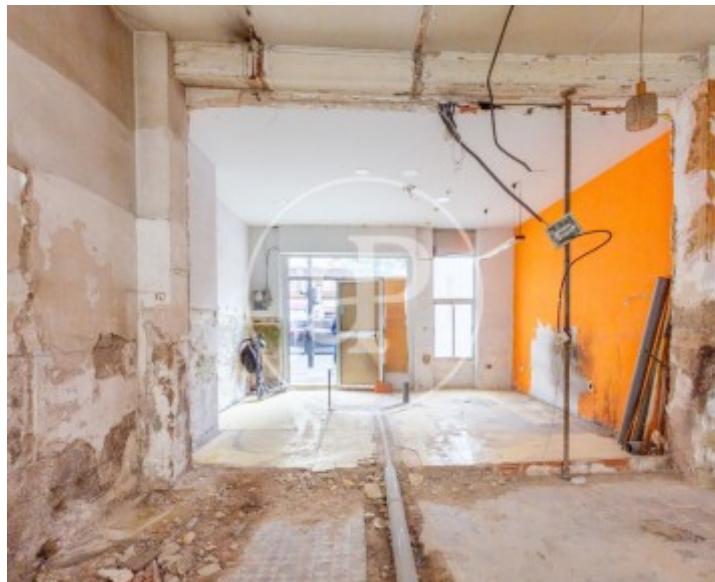
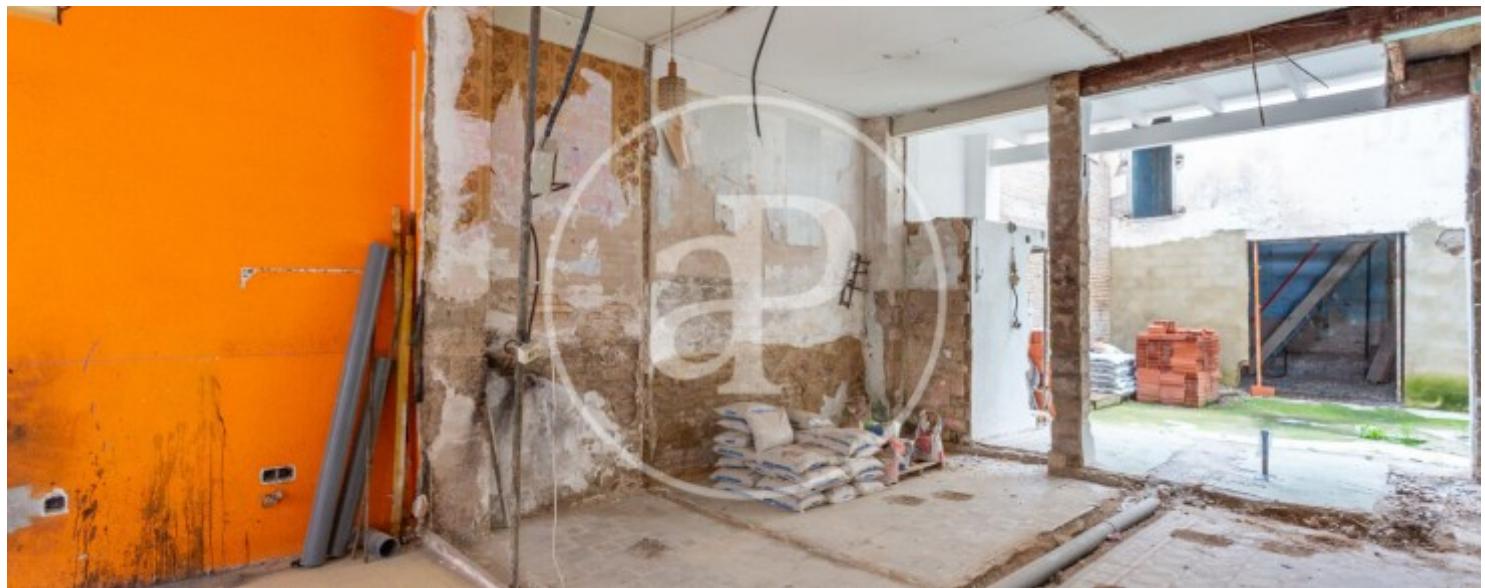
POLYMER LETTERS





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For more information or  
to make an appointment

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