



H2S3735

Villa in Pedreguer

190,000€

BUILT IN 2000. IBI 668€ AND BASURA 85€ PER YEAR

MODERN KITCHEN BREAKFAST ROOM

PRIVATE REAR PATIO. SPACE FOR OFF ROAD PARKING

BUILD SIZE 91M² AND PLOT 222M²

3 BEDROOMS. 1 MODERN SHOWER ROOM

ACCOMMODATION ON ONE LEVEL. PRIVATE GARDENS

WALKING DISTANCE TO TOWN, SPORTS CENTRE AND MUNICIPAL SWIMMING POOL

PERFECT PERMANENT HOME. GREAT VALUE FOR MONEY

Curb appeal, detached villa on one level. Bungalow with 3 bedrooms, 1-bathroom, private garden, store room and within walking distance of Pedreguer town, municipal swimming pool and some fabulous mountain walking routes.

The villa has a beautiful private garden front and rear terraces, garden shed ideal for bicycles, paddle boards or other items that need storing inside. The approach has a gated entrance a few steps leading to the front naya which is very sunny with lighting and the main door leading to the reception hall.

Reception hall with lighting and double opening glazed doors leading to the sitting room, and open plan kitchen breakfast room.

Kitchen with a range of base units, free standing cooker, two windows to the side elevation, door to the rear patio, double sink with mixer tap over, utility area with washing machine and work surface, breakfast bar, massive walk-in pantry with plenty of storage and shelving.

Sitting room with a very large window to the front elevation, lighting, hot and cold air conditioning, door to bedroom 3/office and a glazed door to the inner hallway.

Inner hallway with doors to bedroom 1 and 2 and family shower room.

Bedroom 1 is a lovely size main bedroom with a large window to the front elevation with privacy glass, ceiling lighting and fan.

Modern shower room with a walk-in shower, wash basin, W.C, window and shelving for towels and toiletries.

Bedroom 2 is a double bedroom, would be a nice guest room with built in wardrobes, window to the rear and lighting.

Bedroom 3 is currently used as an office with a window to the rear, ceiling lighting and a fan.

Rear garden with plenty of sunbathing, seating and dining space, garden shed, lighting and benefitting from winter sun.

Agents note, the windows are triple glazed, the roof has been updated, the electrics have been rewired, the plumbing is in good condition. Mains drainage, electricity and water. Hot water boiler is powered with a gas bottle and this is also relatively new. The seller is relocating to be near family.