







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 RAOD 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

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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.

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