



H2S3853

Town house in Pedreguer

265,000€

4 BEDROOMS, 2 BATHROOMS

GARDEN. 2 OUTBUILDINGS AND ROOF TERRACE

LOUNGE DINING ROOM

KITCHEN BREAKFAST ROOM

CHARACTER. BARRELLED CEILINGS AND EXPOSED TIMBER BEAMS

VERY SPACIOUS HOUSE 293M²

IBI 485€ & BASURA 110€. BUILT IN 1920

VIEWING RECOMMENDED

Double fronted town house with 4 bedrooms and the potential to make another 4 on the top floor. Main living accommodation on the ground floor including 3 bedrooms, bathroom, sitting room, kitchen breakfast room, garden and store rooms at the rear of the house. SUNNY ROOF TERRACE.

The approach has plenty of on street parking and the main entrance has double opening Valencian doors with windows and shutters.

Reception hall has beautiful high barrelled ceilings and exposed timber beams, ceiling lighting and doors off to bedrooms 1 and 2, double opening part glazed doors leading to the sitting room.

Sitting room with fireplace, high barrelled ceilings and exposed timber beams, dining area, stairs to the first floor and a door to bedroom 3. Double opening part glazed doors to the kitchen breakfast room.

Kitchen breakfast room in need of modernising comprising a range of base and wall units, freestanding cooker, space for fridge freezer, double sink and drainer, glazed doors leading to the garden, walk in pantry and door to family bathroom.

Bedroom 1 is a double bedroom with a walk in dressing room, currently used as a bedroom. (we are not calling it a bedroom as there is no window) Window to the front elevation and the walk in dressing room has built in wardrobes and lighting. Also, the ceilings are high and barrelled with exposed timber beams.

Bedroom 2 is a double bedroom with a window to the front, high barrelled ceilings and exposed timber beams.

Family bathroom with a bath and shower over, W.C, wash basin and wall mirror over, bidet, window and lighting.

1st floor has bedroom 4 and a mostly open plan area. Window and doors to the front elevation and a door to the roof terrace. The roof looks in good order we visited after the rain and there is no signs of leaking. It is possible to make further accommodation (subject to the appropriate planning) It could be further bedrooms, art studio, summer sitting room.

Roof terrace is spacious and has plenty of space for sun loungers, seating and dining. We visited at 6pm and there was still plenty of sunshine.

Outside to the rear of the house is a garden with a lemon tree, outbuildings, guest cloakroom with a toilet and wash basin. Plenty of space for a hot tub, jacuzzi or a plunge pool.

Utility room and paella house with space and plumbing for a washing machine, double sink, boiler for hot water, traditional scrub sink for washing.

This house is very spacious 293m² and is currently rented out to tenants, all viewings we need to give notice.

The house is situated in a good street and in walking distance to all the town amenities and facilities. Pedreguer has a municipal swimming pool and sports centre. Locally is a golf course, tennis club, supermarkets, bars, restaurants, coffee shops, clothes shops and plenty of shops for all year living.

Denia is a 10 minutes drive and so are the beaches. Javea is about 20 minute drive which is very popular for holidays.