



02763

Town house in Pedreguer

134,000€

BUILD SIZE 270 SQM

IBI ANNUAL €300 BASURA ANNUAL €80

TRADITIONAL DOUBLE FRONTED TOWN HOUSE

IN THE HEART OF TOWN. NEAR AMENITIES

3 BEDROOMS 1 BATHROOM

WITH A LOT OF CHARACTER AND ORIGINAL FEATURES

LIGHT AND AIRY ACCOMMODATION

COURTYARD AND TERRACE

IN GOOD CONDITIONS

SPACIOUS LOUNGE WITH FIREPLACE

This gorgeous traditional Spanish town house is full of charm and pretty features. On the ground floor there are three bedrooms, lounge, dining room with fireplace, kitchen, courtyard with space for seating, bathroom and store room.

The approach to the property is via a quiet street in the town centre of Pedreguer. Beautiful Valencian wooden door leading to the reception hall.

The reception hall has high barrelled ceiling and doors to two bedrooms.

Bedroom 1 is double with a window to the front elevation, ceiling lighting and exposed timber beams.

Bedroom 2 is a single room also with a window to the front, ceiling lighting, barrelled ceiling with exposed timber beams

Lounge with built in Valencian cupboard, ceiling lighting, door to bedroom 3 and door to the 2nd lounge.

Bedroom 3 is a single room with window overlooking the courtyard and ceiling lighting.

The second lounge has beautiful tiles and feature fireplace, barrelled ceiling with exposed timber beams and ceiling lighting. This room is light and it has door to the kitchen, courtyard and staircase to the 1st floor.

Kitchen with a range of base and wall units, double sink with mixer tap over, free standing cooker, extractor, space for a fridge freezer and door to the courtyard.

The courtyard is currently covered. It has space for table and chairs.

Family bathroom with bath and shower over, w.c, wash basin and window.

At the rear of the property there is another spacious room used as a summer lounge and store room. This area has lighting and it would be ideal as a workshop, hobby room or it can even be converted into further accommodation. This room has a mezzanine floor with useful space for storage.

The 1st floor in this property is ready for being developed. At the moment is a large open room with a Juliet balcony to the front elevation and door to the terrace.

This whole floor can be used as accommodation.

Terrace with space for entertaining and views of the mountains.