









## 02763

## Town house in Pedreguer

134,000€

**BUILD SIZE 270 SQM** 

TRADITIONAL DOUBLE FRONTED TOWN HOUSE

3 BEDROOMS 1 BATHROOM

LIGHT AND AIRY ACCOMMODATION

IN GOOD CONDITIONS

IBI ANNUAL €300 BASURA ANNUAL €80

IN THE HEART OF TOWN. NEAR AMENITIES

WITH A LOT OF CHARACTER AND ORIGIAL FEATURES

**COURTYARD AND TERRACE** 

SPACIOUS LOUNGE WITH FIREPLACE

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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. You are advised to obtain verification from their Solicitor. You are 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.



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 windor 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.