



H2S3898

Town house in Pego

169,000€

3 BEDROOMS, 2 SHOWER ROOMS

ART STUDIO AND STORE ROOM WITH UTILITY

CHARCTER AND CHARMING

POPULAR LOCATION WITHIN WALKING DISTANCE TO AMENITIES.

TWO ROOF TERRACES. 1 WITH SHADE THE OTHER FULL SUN

VIEWS TOWARDS THE MOUNTAINS

PLUMBING AND ELECTRICS HAVE BEEN UPGRADED

IBI 253€, BASURA 127€. BUILT 1948. BUILD 140M<sup>2</sup>

Character townhouse with 3 bedrooms, 2 shower rooms, private roof terrace, art studio, very spacious store room, views towards the mountains. Modern kitchen, shower rooms, newly tiles flooring, plumbing and upgraded electrics. Air conditioning, double glazing

Reception porch with lighting and security gate.

Lounge dining room with a beautiful room, with lighting, exposed brickwork on the walls, giving a sense of real character and charm, new wood burner inset into the fireplace and log store alongside. Dining area with plenty of dining and entertaining space.

Snug area with doors opening into the kitchen, stairs to the first floor, double opening doors to bedroom 3.

Kitchen with a range of base and wall units, dishwasher, hob, extractor over, sink and drainer, freestanding American style fridge freezer door to rear store room and shower room.

Store room with the utility, plenty of space for bicycles, paddle boards, games room or whatever you would like to use it for. Just a very useful room.

Shower room with a walk-in shower, vanity unit with wall mirror over, W.C and lighting.

Bedroom 3 is a generous single bedroom with an internal window and lighting.

1st floor landing is massive with a music area, space for a sofa bed, lighting and door to Bedroom1 and Bedroom 2. The first floor has preinstalled air conditioning hot and cold.

Bedroom 2 is a generous double bedroom with a double-glazed window to the front elevation, wall and ceiling lighting.

Bedroom 1 has a double-glazed window, wall and ceiling lighting door to the shower room.

Shower room has a double walk-in shower cubicle, W.C, vanity unit with lighting over, stairs to the roof terrace and a door to the art studio.

Art studio is another very useful room with lighting.

Roof terrace is in two sections the first has a cover for shaded seating and dining, the second is a very spacious section which would lend itself to a lovely gazebo with the views towards the mountains. Plenty of space for dining, sunbathing and entertaining.

This is a rare find, a house ready to move into with still room for personal touch. Plumbing and electrics been updated and modern shower rooms and kitchen. Yet, still with the character of a country house.

The house is situated in a popular location with friendly neighbours, walking distance of bars, restaurants, coffee shops, supermarkets, balers and much more. Pego has a municipal swimming pool and also a cycle route to El Verger.

Pego has everything you need for all year living, including a 24-hour medical centre, weekly markets, bus route to Oliva and Denia.