



H2S3282

Town house in Pedreguer

87,000€

TRADITIONAL & FRIENDLY SPANISH TOWN

3 BEDROOMS + 1 STUDY ROOM

1 SHOWER ROOM

NEEDS NEW KITCHEN

COURTYARD WITH GARDEN

SUNNY ROOF TERRACE WITH PRETTY MOUNTAIN VIEWS

ALL AMENITIES ON YOUR DOORSTEP

SHORT DRIVE TO FABULOUS BEACHES

A HOUSE WITH A LOT OF POTENTIAL

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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.

Fabulous opportunity to buy a town house with a garden within walking distance to town and lovely mountain walks. The house is on two floors which can be separated into 2 accommodations or used as one house. Currently the ground floor is livable with 3 bedrooms, shower room, kitchen and garden.

The approach to the house is via a clean and friendly Spanish street with the mountain walks to the one side and the town to the other.

Double opening door leading to the reception hall with lighting and doors off to bedrooms 2 & 3 and open arch to the living room.

Bedroom 2 is a double bedroom with a window to the front and lighting.

Bedroom 3 is a single bedroom with a window to the front and a door to the 1st floor.

Living room with an open fireplace, air conditioning, door to bedroom 1 and a door to bedroom 4 bedroom/study room

Bedroom 1 is a generous size double bedroom with a window to the rear overlooking the garden, lighting.

Bedroom 4 (no window) this room has a studded wall and would lend itself to being knocked down and incorporate the living room.

Dining room is to the rear of the house with a door to the kitchen and door to the shower room. Double opening doors to the rear garden.

Kitchen with a window to the rear, an original well which would make a fabulous feature with lighting, a pantry, chimney, this would benefit from refurbishment.

Garden is a great size, large enough for a plunge pool, it currently has terraces and is very private.

1st floor accommodation.

The first floor is in need of refurbishment. It used to have two windows and a door to the front elevation which have been bricked up. The neighbouring houses still have windows and doors. Then there is a door to the rear which leads out to a terrace.

The room is completely open plan but if further accommodation is needed it would be an ideal apartment for rentals. At the bottom of the stairs to the 1st floor there is a bricked wall which would make a private entrance. **EXCELLENT VALUE FOR MONEY.**