



2648

Villa in Pedreguer

234,995€

3 BEDROOMS

3 BATHROOMS

PRIVATE 8 X 4 SWIMMING POOL

CENTRAL HEATING. DOUBLE GLAZING

GORGEOUS MOUNTAIN AND SEA VIEWS

LOW MAINTENANCE GARDENS. TERRACES

CAR PORT. GLAZED IN NAYA

LIGHT AND MODERN ACCOMMODATIONS

10 MINUTES TO DELIGHTFUL BEACHES

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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.

Modern villa presented in immaculate conditions located in a beautiful and peaceful residential area on the outskirts of the town. Just few minutes to all amenities in Pedreguer.

The approach to the property is via a pedestrian gate and just few steps down to the main level. The main door opens into a reception hall leading to the bright and light open plan lounge dining room. This room has pretty barrelled ceiling and exposed beams, windows to the side and the front, radiators, sliding doors to the summer lounge, access to the kitchen and staircase down to the lower level.

Glazed in naya / summer lounge with stunning views, the front window can be completely open to enjoy the breeze in summer and the sun in winter.

Modern kitchen fitted with a range of base and wall units, double sink, hob, extractor, oven, dishwasher and window.

On this main level is bedroom 2, double room with two sets of double wardrobes and cupboards beneath, radiator and window.

Shower room with w.c., wash basin, walk in shower cubicle and window.

From the lounge staircase leading to the lower floor.

Bedroom 3 is double and has a double built in wardrobe with cupboard over, radiator, ceiling fan and window. En suite shower room with w.c., wash basin and walk in shower cubicle.

Master bedroom is spacious. This room has a dressing area with four sets of double built in wardrobes and cupboards over, en suite bathroom, radiator, ceiling fan and window.

The en suite has w.c., bidet, wash basin, full length bath with shower over, radiator and window.

From the landing there is a door leading to a private terrace with spectacular views and ideal for seating outside and enjoying the views.

Outside.

Low maintenance gardens. Private 8 x 4 swimming pool and outdoor shower. Private terrace next to the pool with space for seating and sunbathing with stunning mountain and sea views.

Car port for one car.

This property benefits from gas central heating, double glazing, shutters, mosquito nets and alarm system.

Immaculate property in Monte Solana, Pedreguer. Quiet residential area beautifully kept only a short drive away from all the amenities and services such as bars, restaurants, supermarkets, schools, medical centre, municipal pool and sports centre. This town has one of the most popular markets on Sundays where you can buy all sorts of second hand items and also fresh fruits and vegetables. 10 minutes to superb beaches. Nearest town Denia.