



2836

Villa in Pedreguer

335,000€

SEA AND MOUNTAIN VIEWS

3 BEDROOMS, 2 BATHROOMS

IBI 180€ ANNUAL BASURA 80€ ANNUAL

IBI ANNUAL 480€ BASURA ANNUAL 120€

4 BEDROOMS. 3 RECEPTION ROOMS. 3 BATHROOMS

BEAUTIFUL FAMILY TOWN HOUSE

4 BEDROOMS, 1 BATHROOM

BUILD SIZE 268 SQM PLOT SIZE 3200 SQM

RURAL LOCATION ON THE EDGE OF TOWN

PLENTY OF OUTSIDE SEATING

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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.

Overview to the property is via a picturesque country lane (no through road) on the outskirts of the town.

The approach to the villa has off road parking for several vehicles, access to the garage which has room for storage/ motorbikes or a small car, gates to the gardens, outside lighting, steps to the first-floor terrace, a couple of steps down to the main reception door and access to the front terraces and rear of the villa.

Garage with space for a small car or motorbikes, currently used as a store room with the boiler (new energy efficient Valiant Combi Boiler installed 2016)

Ground Floor Dining Room with an ambience of rest and relaxation a great room for dinner parties, inset spotlights, central ceiling fan and light, radiators, breakfast bar, patio doors to the front terrace, access to kitchen, bedroom 3 and 4, family shower room and stairs to the first floor

Kitchen/Breakfast Room with a range of base and wall units some with glass display units, granite worktop with a double sink and mixer tap over, breakfast bar, kick board lighting, over the counter lighting, inset spotlights to the ceiling, Rangemaster with micro-combi oven above, 5 ring gas hob with extractor over, dishwasher, large towel rail chrome radiator, 2 windows to the rear with views out to pretty rear garden terraces and an American fridge freezer.

Bedroom 3 is a generous size double bedroom with sliding patio doors leading to the terrace with stunning views over the countryside towards Montgo national park and mountain, built in double wardrobe, built in chest of drawers, ceiling fan and light and an air conditioning unit.

Bedroom 4 is a twin bedroom with French doors leading to the terrace at the front, ceiling light and fan, built in double wardrobe, radiator, new air conditioning unit and views over to Montgo National park and mountain.

Shower/Utility Room with a walk-in shower cubicle, w.c, vanity unit with mirror and lighting over, window, inset spotlights to the ceiling, heated towel rail, purpose built-in utility cupboard, with double bi-fold louvered doors, housing for washing machine, tumble dryer and hanging airing area over and a door to the garage.

Bathroom 2 with a full-length bath and shower over, w.c, bidet, wash basin, wall mounted mirror with lighting over, heated towel rail, inset ceiling spotlights and a window.

Terrace/Naya accessed of the dining room and also directly accessed from Bedroom 3 and Bedroom 4 has outside lighting, plenty of dining and seating space to enjoy the views 'across the valley' to the 'Montgo mountain and National Park and a glimpse of the Mediterranean Sea at Javea

1st Floor via stairs inside and is also accessible from outside, which is great if you have guests and wish them to use downstairs so that you both have your own privacy. The internal stairs lead upper landing with vaulted ceiling and into the kitchenette, which is very handy for poolside entertaining.

Kitchenette (used to be the main kitchen in the house) with a range of fitted base units with integrated fridge, glass fronted wall unit, circular under-surface sink with mixer tap over, granite work top, window overlooking the poolside, sliding patio doors to the sunroom/dining room, arch to the

Lounge with exposed timber beams, lighting and external door to raised outside breakfast terrace, swimming pool and poolside terraces, upper raised extensive dining/BBQ terrace, and gated access to pretty rear garden terrace. The lounge has a brand new air conditioning unit.

Dining Room 2/ Summer Room With panoramic views of Montgo mountain and valley leading down to the sea in Javea, glass library-folding doors to the spacious terrace, door to the poolside and lighting.

Lounge with exposed timber beams in the vaulted ceiling, feature fireplace with an inset wood burner, radiators, 3 windows, two facing the front elevation with valley and Montgo mountain views and the 3rd to the side elevation with sea views up the coastline to Valencia, ceiling spotlights, wall lights and an arch to the inner hallway.

Bedroom 1 is spacious with plenty of wardrobes, a triple mirrorrobes wardrobe and a separate double built in wardrobe, radiator, ceiling light and fan, air conditioning unit, inset spotlights, vanity unit, and a window with sea views towards Valencia.

Bedroom 2 is a twin/ double bedroom with built in double mirrorrobes, inset spotlights, ceiling fan and light, radiator, and a window to the rear garden and over BBQ terrace

Bathroom 1 with full length bath and mixer shower over, a walk in Hidrobox spa power shower with a sauna feature, w.c, wash basin with cabinet and lighting over, inset spotlights, window and heated towel rail.

Outside the gardens are low maintenance with plenty of seating, entertaining, sunbathing areas, the pool is 12 x 5m with the views over to the national park and mountain of Montgo, it is not overlooked, a very private location. The poolside has a BBQ terrace and covered seating, the rear of the villa has more sunny seating, the front has large terraces. All the gardens have an array of indigenous plants and trees which, with automatic irrigation systems make it low maintenance.