



02881

Villa in Pedreguer

395,000€

Country/Mountain Views

Double glazing

Good Motorway Access

Nr Golf Resort

Nr Schools

Private Swimming Pool

Stunning stone built country house situated on a flat plot of 5399m² (approx. 1.3 acres) and a build size of 200m². Exposed timber beams, barrelled ceilings, the Spanish equivalent of the chocolate box cottage.

With 4 bedrooms, 2 bathrooms, lounge, dining room, modern kitchen, private swimming pool and outside shower, rear courtyard, bbq, gated entrance, parking for horse boxes, vans etc. Would make a great house for the country lover yet only 5 minutes' drive to town and amenities.

Approach is via a country lane with entrance to plenty of off road parking for horse boxes, caravans, motorhomes and cars.

Gardens

The main house has enclosed gardens and a separate paddock. The plot is completely flat and there is plenty of space for horses and to have a small holding. There are a range of trees such as a pepper tree, carob tree, yucca trees, palm trees and a few indigenous shrubs, low maintenance. The plot extends around the house and the paddock from an aerial shot makes it an I-shape. The rear garden has the swimming pool with Roman steps and lighting. Next to the pool is the outside shower cubicle. The bbq area and rear courtyard gives access into the rear of the property. To the side of the villa there is a seating and dining terrace shaded by a covered lean-to.

The entrance to the villa has a canopied porch with light and a door to the main living accommodation.

Lounge dining room

This room runs the length of the house from front to back, with an array of exposed timber beams to the ceiling and window lintels, open fireplace, windows to the front, rear and side elevation with views over the land, barrelled ceilings and doors off to the kitchen, downstairs bedroom and downstairs shower room. It would be a personal choice as to where you would like to use as the lounge and dining area.

Kitchen with a range of base and wall units, double sink, marble work surface, fitted oven, hob and extractor, space for dishwasher, space for washing machine, space for fridge freezer, window to the side elevation, exposed timber beams to the ceiling and door to the rear courtyard.

Bedroom 4 is on the ground floor a generous double bedroom with a window to the side and front elevation and exposed timber beams.

Downstairs shower room with a double shower cubicle, vanity unit with wash basin and drawers beneath, two frosted windows to the side and w.c.

1st floor has a spacious landing with doors off to the 3 other bedrooms, family bathroom and a very useful eaves storage. Would make a great library area.

Bedroom 1 is a good size double bedroom with two windows, one to the front and one to the side elevation, exposed timber beams to the ceiling and views from both windows.

Bedroom 2 is another good size double bedroom with two windows, one to the front and one to the side elevation, exposed timber beams to the ceiling and views from both windows.

Bedroom 3 is a double bedroom with a window to the side, exposed timber beams to the ceiling and a feature alcove with a beam over.

Family bathroom with a full length roll top bath, separate walk in double shower cubicle, w.c, double vanity unit with twin sinks and drawers beneath, frosted window to the side and obscured glass block to the shower cubicle.

Agents notes if you do not wish to use all of the land then there are interested parties who would like to use this for their horses. So please do not be worried about having too much land as there are two interested parties who can use and keep the land in good order.