









H2S3015 Villa in Pedreguer 199,500€

3 BEDROOMS, 2 BATHROOMS

MANAGEABLE SUNNY PLOT

MASTER WITH EN SUITE

OPEN PLAN LOUNGE DINING ROOM

A COUPLE OF MINUTES DRIVE TO TOWN

PRIVATE POOL

BUILT IN 2000. WELL MAINTAINED

OFF ROAD PARKING

HOT AND COLD AIR CONDITIONING

15 MINUTES' DRIVE TO STUNNING 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.



Fantastic detached villa located in the lovely town of Pedreguer. Built in 2000 and very well kept. All accommodation on one level, manageable plot with private pool and very easy to maintain. 3 bedrooms, 2 bathrooms. Master with en suite, lounge dining room with wood burner, double glazing, shutters and mossy nets. Ideal for holidays or permanent living. Quiet residential area only a short drive to all amenities.

The approach to the property is via pedestrian gate and only few steps to the mail level. Front naya with beautiful arches and space for seating outside and ideal for summer dining.

The front door opens in to the light lounge dining room.

Light open plan lounge dining room with fireplace and inset wood burner, hot and cold air conditioning unit and archway to the kitchen.

Fitted kitchen with a range of base and wall units, electric hob, oven, extractor, sink with drainer and mixer tap over, window to the front elevation and space for a breakfast table and few chairs.

Family shower room with vanity unit and mirror over, w.c, walk in shower cubicle and window.

The master bedroom has two pretty arched windows to the front elevation, built in wardrobes and en suite.

The en suite bathroom has vanity unit with mirror over, w.c and window. At the moment there is no bath because they are using the space for storage.

Bedroom 2 and bedroom 3 are double with built in wardrobe with cupboard over and double glazed window to the rear of the property.

Outside

Private pool with kidney shape and Roman steps, terrace ideal for sunbathing.

Off road parking space for a car.

This property requires very little maintenance. Ideal for holidays or as an investment. 117 sqm build. 369 sqm plot. Good value for money. Double glazing, shutters, mossy nets and air conditioning in bedrooms and lounge. Short drive to all the amenities in town. 15 minutes' drive to magnificent beaches.