



H2S3124

Town house in Pedreguer

180,000€

5 BEDROOMS & 3 BATHROOMS

SECLUDED & PRIVATE INTERNAL COURTYARD

2 ROOF TERRACES

ALL FURNITURE INCLUDED

TRADITIONAL TERRACED HOUSE

ROOF TERRACE JACUZZI INCLUDED

REFURBISHED NO WORK REQUIRED

QUIET STREET LOCATION NEAR CHURCH

DENIA & BEACHES 9KM. ANNUAL IBI 271€

CLOSE TO SHOPS & MAIN ROAD LINKS & BEACHES

Splendid refurbished Spanish Townhouse in the charming town of Pedreguer with 5 Bedrooms (2 en-suite), bathroom, internal courtyard & two roof terraces. Close to shops, cafes, bars & restaurants.

A superb example of a refurbished & substantial traditional Townhouse located in the heart of the older part of the charming Spanish town of Pedreguer. Benefitting from 5 Bedrooms (2 en-suite) and a further bathroom plus two roof terraces – one with a Jacuzzi, plus a very private open inner courtyard.

The owners have said that all furnishings, kitchen 'white goods' and the roof terrace Jacuzzi are included within the sale of the property.

Pedreguer is a lovely working Spanish town – having at least 3 supermarkets, numerous cafes, bars, restaurants and shops and is perfectly situated with Denia, Javea, Moraira and the beaches of El Verger being almost equidistant away. Ideally located also for the major road links of the N332 & AP7 to both Alicante & Valencia international airports at just one hour's drive.

The beautiful traditional Spanish wooden front door to the property opens from the street to an extensive open-plan

DINING & LIVING ROOM This really quite extensive space provides sufficient room for both a large dining table & chairs plus more room for sofas, additional chairs & furnishings.

The flooring is tiled and there is a window with shutters to the front of the property. The room also has a gas 'turbo' burner for heating plus there is a very useful under stair storage space complete with built-in safe. There is also an air conditioning unit.

Towards the rear of this room is the open-plan

KITCHEN A very well equipped area with a variety of floor & wall mounted storage cupboards. There is a stainless steel double sink with mixer tap, 4 burner gas hob with extraction above and an electric oven. The flooring is tiled and the kitchen work surface being of polished granite. The kitchen also benefits from a triple water filtration system. There is a glass brick window providing further light from the inner courtyard.

Glass sliding doors from the kitchen open to the

INTERNAL COURTYARD A spacious area with room for a large table & chairs. There is also plumbing and electrics available for both a washing machine & dryer. There are also two external lighting fixtures.

From the courtyard further sliding glass doors open to

BEDROOM 5 / GUEST SUITE A tiled floor room with ample space for a double bed.

EN-SUITE This room has both tiled walls and a tiled floor. There is a shower cubicle with shower, WC and cupboard mounted hand wash basin with storage space below. Above the basin is a wall mounted mirror fronted cupboard with heating unit above. An opaque glazed window to the inner courtyard.

From the kitchen area tiled stairs lead up to the first floor landing which is also tiled. To the front of the property are

BEDROOM 1 A large double room with high wooden beamed ceilings. There is a ceiling mounted fan with light and large built-in wardrobes with wooden doors plus additional storage above. The room has a tiled floor. A window to the front & street view below.

BEDROOM 2 A double room with a tiled floor & ceiling mounted fan with light. There is a window to the front of the property and built-in wardrobes with traditional style wooden doors. The room has high wooden beamed ceilings.

BATHROOM Opposite the two bedrooms is a bathroom with shower cubicle & shower, both tiled walls & floor plus WC and hand wash basin with cupboard storage below. There is a ceiling light and a wall mounted mirror with two further light fixtures above the hand basin.

BEDROOM 3 A short walk along the tiled corridor finds this tiled floor double bedroom. There is a window to the rear inner courtyard,

a wall mounted electric heater, ceiling mounted fan with light and built-in wardrobes with traditional style wooden doors.

EN-SUITE The en-suite to the room has both tiled walls & floor and contains a bath with shower attachment over. There is also a WC and hand wash basin with cupboard space below. A ceiling light and a wall mounted mirror above the wash basin with two further light fixtures.

A tiled landing with extensive storage cupboards and a window to the rear courtyard with an air conditioning unit takes us to

BEDROOM 4 At the rear of the property this large double room features a tiled floor and extensive built-in wardrobe space that has modern style doors. There is a window to the inner courtyard & also two ceiling mounted lighting fixtures.

The owners have mentioned that most windows to the property are both double glazed & have mosquito netting blinds. There is also numerous electrical heaters within the property together with several air conditioning units.

From the first floor landing tiled stairs lead up to

ROOF TERRACES & JACUZZI The first tiled roof terraces is of good size providing sufficient space for a table and chairs plus additional space for further furniture in which to relax or sunbathe.

A short tiled rooftop walk-way links to the 2nd roof terrace which is also tiled and contains the Jacuzzi. There is also plumbing available for a washing machine.

The rooftop is also home to a large television satellite dish which is also included within the sale of the property.

A superb example of a large refurbished traditional Spanish Townhouse located on a pretty street within the older part of Pedreguer. Just a short 5 minute walk to the centre of the town in one direction and the same distance in the other to the wonderful church.

Pedreguer also benefits from a municipal swimming pool and has both a town market within its centre on a Saturday and an extensive flea market towards the lower part of the town on a Sunday.

Many shops, banks, cafes, bars, restaurants are easily walkable plus the town is an easy short drive away from La Sella Golfing Resort, numerous sea-side towns and beaches & Denia, and only 1 hour from the international airports of Alicante & Valencia.