



H2S3071

Town house in Pego

55,000€

3 BEDROOMS, 2 BATHROOMS

RENOVATED. NO WORK REQUIRED

MODERN KITCHEN

PERFECT AS A HOLIDAY HOME

ROOF TERRACE. LOVELY TOWN LOCATION

NEAR SHOPS, BARS AND SUPERMARKETS

ANNUAL COSTS. IBI 400€ & BASURA 127€

MUNICIPAL POOL AND SPORTS CENTRE

15 MINUTES' DRIVE TO MAGNIFICENT

BEACHES

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1 HOUR APPROX TO VALENCIA/ALICANTE

AIRPORTS

REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRONEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

A 3 storey family house situated in walking distance to all amenities in town. 3 bedrooms, 2 bathrooms, open plan lounge dining room, modern kitchen, utility room and roof terrace.

The approach to the property is via a typical Spanish street. The main door leads to the open plan lounge dining room with ceiling lights.

The kitchen breakfast room is fitted with base and wall units, sink, oven, hob, extractor and fridge freezer.

Utility room with sink, space and plumbing for a washing machine.

Above the utility room there is another room that could be used as storage/hobby room.

Bathroom with w.c, bidet and wash basin.

1st floor.

Bedroom 1 is double with access to a terrace and en suite shower room.

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

Bedroom 2 is an ample double with window to the front elevation.

2nd floor

Bedroom 3 is also double with ceiling light and window to the front elevation.

Roof terrace with space for table, chairs and sun loungers. There are views of the town and surrounding mountains.

The property is in walking distance to local shops, supermarkets, bars and restaurants. Ideal as a holiday or permanent home. Easy to lock up and leave, low maintenance. This house has been renovated so it only needs painting and decorating. The location is ideal for families, the town has plenty of amenities and services. Municipal swimming pool, tennis club and sports centre. 15 minutes' drive to magnificent beaches. There is a bus service to the town of Denia and Oliva.

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MONEY LAUNDERING REGULATIONS 2010

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