



H2S3174

Villa in Pedreguer

173,000€

2 BEDROOMS, 2 BATHROOMS

WINTER SUN. PRETTY MOUNTAIN VIEWS

MAIN ACCOMMODATION ON ONE LEVEL

PRIVATE POOL. SEPARATE GUEST ACCOMMODATION

JACUZZI, BBQ AREA, TERRACES

CENTRAL HEATING. DOUBLE GLAZING

LOW MAINTENANCE GARDENS

IBI 308€ PER ANNUM. BASURA 88€ PER ANNUM. BUILD 100m²

SHORT DRIVE TO TOWN AND AMENITIES

10-15 MINUTES' DRIVE TO MAGNIFICENT BEACHES

Hello2Spain.com

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.

2 bedroom detached villa in Pedreguer. This property benefits from winter sun, double glazing, central heating and air conditioning units. Carport and gated driveway. Private pool and garden. Gorgeous mountain view. Jacuzzi, bbq and dining area outside.

The approach to the property is via an electric gate and driveway down to the carport.

From the carport there are few steps leading to the main level.

Front terrace and swimming pool.

The main door opens in to a reception hall with window and lighting.

Open plan lounge dining room with wood burner, pretty barrelled ceiling and exposed timber beams, ceiling fan, windows with beautiful mountain views and radiators.

Kitchen fitted with base and wall units, gas hob, oven, sink and drainer, cupboard, dishwasher, fridge freezer, ceiling fan, radiator and window.

Bedroom 1 is double with built in wardrobe, hot and cold air conditioning unit, radiator, ceiling fan and lighting and window to the pool side.

Shower room with w.c, vanity unit, ceiling fan, walk in shower cubicle, heated towel rail and window.

In the hallway there is a staircase leading to the lower floor. This level has also its own entrance at the side of the property so it's ideal to use it as guest accommodation.

Lower floor.

Door opening into a large room with windows and plenty of space for extra accommodation if needed. This room would be a nice studio, office or hobby room.

Bedroom 2 is a double with a window and ceiling fan.

Shower room with w.c, walk in shower cubicle, vanity unit with mirror over.

Outside.

This property has a wonderful entertaining area with Jacuzzi, barbecue and covered dining area.

The pool has Roman steps and there is a terrace for sunbathing.

Low maintenance gardens with irrigation system. There are some seating areas around the plot and fruit trees such as pear, lime, apple and more.

Under build currently used as a workshop.

Underneath the swimming pool there is the pump room and more space for storage.

Gated driveway, off road parking and private carport.