



H2S3263

Penthouse in Pego

45,000€

4TH FLOOR PENTHOUSE APARTMENT, NO LIFT

LARGE COMMUNAL ROOF TERRACE

3 BEDROOMS, BATHROOM AND A CLOAKROOM

OPTION TO BUY GARAGE SEPARATELY

SPACIOUS LOUNGE, SEPARATE KITCHEN

15 MINUTES TO SUPERB BEACHES

LIGHT ACCOMMODATION, BUILD SIZE 102M<sup>2</sup>

IN WALKING DISTANCE TO SHOPS, BARS AND RESTAURANTS

BEAUTIFUL SEA AND MOUNTAIN VIEWS

ANNUAL CHARGES, IBI 240€, BASURA 129€ & COMMUNITY CHARGES 50€

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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.

4TH Floor penthouse apartment in Pego. NO LIFT. 3 bedrooms, bathroom & cloakroom. Light accommodation. Beautiful mountain and sea views. Balcony and communal roof terrace. Cheap to run. Near shops, bars and restaurants. Private garage to be sold separately (18sqm). Stunning beaches 10 km away

The approach to the property is via a communal entrance and a staircase to all floors.

The main door of the apartment opens into an L shaped reception hallway, with doors leading to all living accommodation.

Lounge dining room is a light and spacious room, with ceiling light, coving and sliding patio doors to a balcony.

The balcony has room for chairs to sit and enjoy the views of the town, church and mountains.

Kitchen has a range of base and wall units, a built in pantry, free standing cooker, sink with tap over and drainer, window above the sink and a door out to a balcony.

Balcony has room to sit and enjoy the views of the mountains and a utility area.

Utility area with space and plumbing for a washing machine, a gas boiler for hot water, scrub sink and a window to the side.

Bedroom 1 is a good sized double bedroom with a window overlooking the side elevation with views of the mountains, space for freestanding wardrobe and an air conditioning unit.

Bedroom 2 is a double bedroom, window looking out over the balcony and utility area, built in wardrobe with sliding doors, ceiling light,

Cloakroom with a W.C. A vanity unit with cupboards underneath and mirror over and a window.

Bathroom with a full length bath with a shower over, W.C. wash basin and bidet and a window

Bedroom 3 is a single bedroom with ceiling light and a window

Communal roof terrace with stunning views of the mountains and the sea.