









## H2S3332

## Town house in Pedreguer

99,000€

2 DOUBLE BEDROOMS, SEA VIEWS. **FURNITURE INCLUDED** 

**GATED SECURE COMMUNITY WITH COMMUNAL POOL** 

DOUBLE GLAZING, SHUTTERS, MOSSY NETS

QUIET LOCATION NOT FAR FROM AMENITIES

5 MINUTES TO LIVELY TOWN, 15 MINUTES TO **BEACHES** 

MASTER BEDROOM WITH JULIET BALCONY AND SEA VIEWS

PRIVATE PARKING, REAR COURTYARD AND FRONT TERRACE

**GORGEOUS SEA AND MOUNTAIN VIEWS** 

1 HOUR TO ALICANTE AND VALENCIA **AIRPORTS** 

IBI ANNUAL 251€ BASURA ANNUAL 88€ COMMUNAL FEES 335€ P.A

## Hello2Spain.com

MONEY LAUNDERING REGULATIONS 2003

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



Stunning sea views from the house to the Mediterranean Sea. 2 double bedrooms, family shower room, downstairs cloakroom, open plan lounge kitchen dining room. Rear courtyard, front terrace, parking, electric gated entrance. Communal swimming pool. Situated just a few minutes drive from Pedreguer town with bars, shops, supermarkets and a 15 minutes drive to the stunning beaches of Denia.

The approach to the property is via an electric vehicular gate and a driveway to the parking outside the house.

Steps leading up to the front door. Under stairs storage area.

A seating terrace with the most spectacular sea views of the Mediterranean Sea and mountains.

Open plan lounge kitchen dining room with double glazed double opening doors to the front elevation, ceiling lighting and staircase to the 1st floor.

Fitted kitchen with oven, hob, fridge freezer, base and wall units, sink and drainer, washing machine and window to the rear.

Cloakroom with w.c, wash basin, wall mirror and lighting.

Door to the rear courtyard.

Courtyard with plenty of entertaining space, bbq, lighting, water point and space for tables and chairs.

1st floor landing with doors off to bedrooms, family shower room and useful store cupboard.

Bedroom 1 with built in double wardrobes, Juliette balcony with double doors and the most beautiful sea views, ceiling fan and lighting.

Bedroom 2 with a window to the rear, double in size with built in wardrobes, lighting and ceiling fan.

Family Shower Room with a walk in double shower cubicle, w.c, bidet, wash basin, wall mounted mirror, window to the rear and lighting.

Outside: Communal Gardens and swimming pool with Roman steps. The gardens are maintained within the communal charges 335€ per year. The pool is spacious with plenty of sunbathing space around. There are several people who live here all year around, the complex is gated and private. Only 12 houses in total making it a friendly place to be.Short drive to all amenities in the town. 15 minutes' drive to magnificent beaches.