



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**

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.