



H2S3305

Villa in Pedreguer

245,000€

MAIN ACCOMMODATION ON ONE LEVEL

SEPARATE SELF CONTAINED APARTMENT

CALM LOCATION WITH LOVELY VIEWS

15 MINUTES AWAY FROM STUNNING BEACHES

PRIVATE 8X4 POOL WITH ENTERTAINING SPACE AROUND.

SHORT DRIVE TO AMENITIES. SEA VIEWS AND MOUNTAIN VIEWS

BUILD SIZE: 280.00 m², PLOT SIZE 800.00 m²

SUNNY POSITION WITH WINTER SUN

SPACIOUS VILLA WITH PARKING UP TO THE DOOR

IBI ANNUAL 670 € BASURA ANNUAL 88€

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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.

Substantial villa in Monte Pedreguer, only few minutes to all amenities. 5 bedrooms, 4 with en suites, lounge dining room, modern kitchen and separate apartment with independent entrance, naya, terraces, beautiful gardens, private pool, driveway, great mountain and sea views and sunny position. Incredible value for money.

The approach to the property is via a private gated driveway up to the main level. There is parking space for 2 or 3 cars.

You access the property across the rear terrace and through the naya.

The rear terrace has gorgeous plants and pretty flowers. it has space for a coffee table and chairs.

The naya has archways leading to the pool terrace and the main door. it has enough space for table and chairs.

The main door of the house leads into the large open plan lounge dining room.

The lounge dining room is a very light and bright area. The dining area has an arched window overlooking the rear terrace and ceiling lights, the lounge area has a window looking into the naya, a ceiling fan and spot lights, electric radiators and doors off to the bedrooms and kitchen.

Kitchen is modern with lots of work surface and fitted with base and wall units, double oven, sink, spot lights, gas hob and extractor. internal window

Master bedroom is a double bedroom with built in wardrobes, air conditioning unit, internal window to the corridor and en suite bathroom. This room also has access to a corridor with windows and the most beautiful views of the surrounding mountains, orange groves down to the sea.

En suite bathroom with stylish bath, w.c., wash basin, separate shower cubicle and window.

Bedroom 2 is a double room with window, underfloor heating, ceiling light, coving and en suite shower room.

En suite shower room with w.c, wash basin, walk in shower cubicle and window.

Bedroom 3 is a double room with window, ceiling light and fan and ensuite cloakroom.

The en suite comprises w.c and wash basin.

On a lower floor there is a self-contained apartment with independent access. At the front there is a naya with magnificent open views and plenty of space for entertaining.

Side steps going down from the main accommodation to the apartment, it has a gated pedestrian access and a utility room.

Utility room has plumbing and space for 2 washing machines and tumble dryer.

At the front of the apartment there is a naya with magnificent open views of the mountains and plenty of space for entertaining.

The entrance of the apartment leads to the open plan American style kitchen lounge dining room.

The kitchen has base and wall units, sink, fridge, free standing cooker and ceiling lights.

Lounge area is very light with ceiling lights, arched window overlooking the terrace. Doors leading to storeroom and bedrooms.

Bedroom 4 is double with built in wardrobes, window and en suite cloakroom.

The en suite cloakroom comprises w.c and wash basin.

Bedroom 5 is also double room with built in wardrobe, ceiling fan and door to the outside.

Shower room with wash basin and window. Separate w.c. and walk in shower. door leading to bedroom 5.

Outside. Low maintenance gardens with beautiful plants and trees. Plenty of outdoor seating areas and terraces perfect for summer dining. Private 8x4 swimming pool with sun all day long and wonderful views of the valley, the Montgo Mountain and the coastline. This property is ideal as a permanent home and it has a great rental potential with the possibility to get a very good income. All the rooms are spacious and light, most of the bedrooms have en suite. Separate apartment ideal for family and friends. Restaurants only a short drive away. The town of Pedreguer is only 5-10 minutes away and it has local shops, restaurants, bars, schools, medical centre, etc. Viewings are highly recommended.