


Vanessa
 0034 672 208 879
 0034 966 265 099


Louise
 0034 634 316 394
 0034 966 265 099



Vanina
 0034 635 892 353
 0034 965 598 410




H2S3299 **Villa in Pedreguer** **385,000€**

- 7 BEDROOMS 3 BATHROOMS
- PRIVATE 10 X 5 SWIMMING POOL
- SPACIOUS TERRACES WITH PRETTY MOUNTAIN VIEWS
- NAYA. BBQ AREA. SUMMER KITCHEN
- PLENTY OF OUTDOOR ENTERTAINING SPACE
- AIR CONDITIONING UNITS. WOOD BURNER
- VERY SHORT DRIVE TO AMENITIES
- 10-15 MINUTESâ€™ DRIVE TO BEACHES
- FLAT PLOT. MAIN ACCOMMODATION ON ONE LEVEL
- IBI ANNUAL 220€ BASURA ANNUAL 88 €



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7 bedroom detached villa situated in the country side of the town but close to all the local amenities. Spacious and light accommodation, plenty of outdoor space. Flat plot. Private swimming pool and gardens. Gated parking for several cars. Summer kitchen. Main accommodation on one level.

This outstanding villa is approached via a private driveway with parking space for several cars, leading to the front naya and main door to the inside of the property.

The main door opens into the light lounge dining room with a feature fireplace with inset wood burner, ceiling fan, coving, windows to the front and side of the property.

Kitchen breakfast room fitted with base and wall units, oven, fitted microwave, gas hob, extractor and window to the front elevation.

Bedroom 7 is double with window and space for a free standing wardrobe.

Bedroom 6 is a double with built in wardrobe and window.

The shower room has w.c., bidet, wash basin, walk in shower cubicle and window.

Bedroom 5 is double with a double built in wardrobe and cupboards over, coving to ceiling and window.

From the lounge staircase rising to the 1st floor.

Sizeable landing with hot and cold air conditioning unit and doors off to the rest of the accommodation.

Cloakroom with w.c., wash basin and window.

Family shower room with wash basin, bidet, walk in shower and window.

Bedroom 4 is double with window with beautiful views of the mountain and orange groves.

Bedroom 3 is a double with free standing wardrobe and windows to the front and side of the property.

Bedroom 2 is a double room with free standing wardrobe and door to a terrace enjoying pretty mountain views. This terrace is shared with the master bedroom.

Master bedroom with window and patio doors to the sizeable terrace with enough space for seating, entertaining enjoying the pretty views of the surrounding area.

Outside.

The front naya has beautiful barrelled ceiling with exposed timber beams, space for a table and chairs and TV installation perfect for seating outside in the hot summer nights.

Summer kitchen/diner. This kitchen is very modern with a wide range of base and wall units, oven, hob, useful store room and utility area with space and plumbing for washing machine and tumble dryer.

Shower room with w.c, wash basin, shower and window.

Within its 1,200 sqm plot there is a gorgeous garden with palm trees next to the private 10x5 swimming pool. The garden is suitable for a vegetable garden, sunbathing, etc.

Outdoor shower.

BBQ area and pizza oven, perfect for parties with friends and family.

Impressive detached villa in quiet location on the outskirts of Pedreguer town. Less than 5 minutes' drive to restaurants, bars, shops,

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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.



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supermarkets and banks. Stunning beaches are just 10 - 15 minutes' drive away. This property will suit someone looking for plenty of indoor and outdoor space. It would also be a good investment for rentals.

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