



H2S3315

Villa in Pedreguer

235,000€

BEAUTIFULLY KEPT DETACHED VILLA

3 DOUBLE BEDROOMS, 2 BATHROOMS

PRIVATE SWIMMING POOL. LOW MAINTENANCE GARDENS

ANNUAL COSTS IBI 300€. BASURA 80€

453 M<sup>2</sup> PLOT. 100 M<sup>2</sup> BUILD

DOUBLE GLAZING. WOOD BURNER

GORGEOUS MOUNTAIN VIEWS

ALL ACCOMMODATION ON ONE LEVEL

GATED PARKING. SUNNY POSITION

VERY SHORT DRIVE TO AMENITIES. 15 MINUTES' TO BEACHES

Hello2Spain.com

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.

Beautifully kept property detached villa located in Pedreguer a friendly and traditional Spanish town with plenty of amenities and only 15 minutes away from stunning beaches. This property enjoys a sunny position and gorgeous views of the mountains. Double glazing, shutters, mosquito nets, hot and cold air conditioning, low maintenance gardens and plenty of terraces around the plot.

The approach to the property is via a gated car port and few steps to the main level. Front glazed in naya with beautiful views of the mountains. The main door opens in to an open plan lounge dining room.

Very light lounge dining room with coving to ceiling, fireplace with inset wood burner, window and archway to the kitchen.

Kitchen fitted with a range of base and wall units, electric hob, extractor, oven, sink and drainer with mixer tap over, space for a fridge freezer and space and plumbing for a dishwasher. It also has a window, ceiling lights, coving and access to the adjacent utility room.

The utility room has space and plumbing for a washing machine, hot water cylinder and window.

Bedroom 1 is the master with en suite. The room is very light and has built in wardrobes, coving and window to the pool side and the mountains.

En suite bathroom with bath and shower over, wash basin, w.c. and window.

Bedroom 2 is double with built in wardrobe and cupboard over, coving and double glazed window.

Bedroom 3 is a double, currently used as an office, it has built in wardrobe with cupboard over, coving and double glazed window.

Family shower room with a walk in shower, wash basin, w.c. and window.

Outside.

Low maintenance gardens and sunny terraces. Private 8 x 4 swimming pool with Roman steps.

Gated car port with space for a car.

Underneath the property there is a spacious under build which has a lot of useful space for storage.