







H2S3317	Villa in Monte Pedreguer	185,000€

CHARMING DETACHED VILLA. NEEDS SOME MODERNISING

2 BEDROOMS, 1 FAMILY BATHROOM

OUTDOOR KITCHEN

PLENTY OF TERRACES AND OUTDOOR SPACE

SUPERB SEA AND MOUNTAIN VIEWS

SHORT DRIVE TO AMENITIES

15 MINUTES TO STUNNING BEACHES

IDEAL AS A HOLIDAY/PERMANENT HOME

DESIRABLE AND CALM LOCATION

1 HOUR APPROX. TO VALENCIA/ALICANTE AIRPORTS

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.

This Spanish style villa is located in a lovely residential area only a short drive away from the town of Pedreguer. 800 sqm plot with beautiful gardens and terraces, enjoying a sunny position. Gated car port, lounge dining room, 2 double bedrooms and family bathroom. Outdoor kitchen and Jacuzzi. This property is ideal for holiday or permanent living. Quiet area only 15 minutes away from MAGNIFICENT BEACHES. 1 hour approximately to Valencia and Alicante airports. Short drive to all kind of amenities.

The approach to the property is via a gated car port with space for a couple of cars. Ample front terrace with a lot of space for entertaining and sunbathing. Archway leading to the porch and main entrance. Main doors opening in to a pretty naya with arched windows with wonderful views of the surrounding mountains and Mediterranean Sea.

The lounge dining room has barrelled ceiling and exposed beams, window to the rear elevation and hot and cold air conditioning unit.

Kitchen fitted with base units, sink, gas hob and oven. The kitchen has an access to a nice terrace at the side of the property, ideal for al fresco dining.

Bedroom 1 is double and has a double built in wardrobe with cupboard over, ceiling light and window to the front elevation.

Bedroom 2 is also double with a built in wardrobe with cupboard over and window.

Outside: Manageable plot with several terraces to enjoy the sunny position and the sea views. Beautiful gardens with fruit trees and gorgeous plants. It’s fairly low maintenance and it has irrigation system. Outdoor kitchen with barbecue and bar. There is a shaded area for seating ideal for summer.

Jacuzzi ideal for having a dip in summer. Under-build used for storage, utility room and also wine cellar. This is a very good room underneath the house with a lot of useful space.

Overview: This 2 bedroom villa has a wealth of charm and character. Spanish style villa with beautiful arched windows and fantastic outdoor space. Quiet location in a fabulous complex only a short drive away from shops, restaurants, bars and supermarkets. 15 minutes to STUNNING BEACHES. WINTER SUN. Jacuzzi, terraces and gardens. 800 sqm PLOT.

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