



H2S3349

Villa in Pedreguer

169,000€

3 BEDROOMS. 2 BATHROOMS. HOT AND COLD AIR CONDITIONING

OPEN PLAN LOUNGE KITCHEN DINING ROOM

MODERN KITCHEN AND BATHROOMS

STUNNING PANORAMIC VIEWS

CLOSE TO DENIA AND JAVEA

SEPARATE GUEST SUITE WITH EN SUITE

PLENTY OF STORAGE, LOW MAINTENANCE GARDENS

ANNUAL COSTS IBI 326€. BASURA 88€

BUILD SIZE 139m². PLOT SIZE 991m²

EXCELLENT VALUE FOR MONEY, EXCELLENT LOCATION

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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.

UNDER OFFER SIMILAR PROPERTIES REQUIRED

REDUCED FOR QUICK SALE. Detached villa with 3 double bedrooms, 2 bathrooms, plenty of outside terraces, STUNNING VIEWS, modern kitchen and bathrooms situated on Monte Pedreguer, near Denia and Javea. Separate Guest suite (which is bedroom 3) and a spacious store room. Excellent value for money.

The approach to the villa is via steps leading to the front door, outside lighting and several terraces.

Entering through the main reception door leads into an open plan lounge, kitchen, dining room.

Lounge area with an abundance of rustic Spanish character, exposed timber beams, barreled ceilings, inset wood burner, double glazed window to the side elevation and ceiling light and fan. New installed air conditioning hot and cold.

Dining area with panoramic views of Montgo National Park and mountain, stunning room with a door leading out to one of the terraces, wall lights and exposed timber beams.

Kitchen is very modern with a range of base and wall units, fitted oven, hob, extractor, single sink and drainer with mixer tap over, double glazed window to the side elevation, space for upright fridge freezer and lighting.

Inner hall with doors off to bedroom 1,2 and family bathroom.

Bedroom 1 is a good size double bedroom with a double-glazed window to the side elevation, built in double wardrobes with cupboards over, ceiling lighting and fan, an

new hot and cold air conditioning unit.

Bedroom 2 is a double bedroom with a double-glazed window to the side elevation, built in double wardrobes with cupboards over, and ceiling lighting.

Guest suite Bedroom 3 and en suite is on the lower floor accessed by an external staircase this is a great room for when you have visitors or if you wish to rent out. It has its own access completely separate to the main house.

Bedroom 3 has two windows to the front elevation, ceiling light and wall light.

En suite shower room with a walk-in shower cubicle, w.c, vanity unit with cupboards beneath and a wall mounted mirror and lighting over, ceiling light and towel rail.

Store room and utility is a very useful room, space and plumbing for the washing machine, wall mounted hot water cylinder and plenty of space for bicycles, kayaks, canoes or other general storage.

Outside the plot is nearly 1000m² which means there is room to put a swimming pool in if you wish to do so, the property is on an urbanization and various other villas have swimming pools. The town hall is Pedreguer this is where you would need to go to get permission. The gardens are mainly terraced with a variety of seating areas which is ideal for the shade or sun in the summer months, the views are panoramic and dramatic, the villa is in an elevated position which has the advantage of the beautiful views.

The local town of Pedreguer has plenty of places to eat and things to do, the nearest beaches are Javea and Denia approximately 15 minutes' drive. Main shopping centre of Ondara is about 10-minute drive. La Sella Golf and Javea Golf courses are about 10-15 minutes' drive, local tennis clubs and sports centres have other activities.