



H2S3383

Town house in Pedreguer

69,500€

Amenities Close by

Closest Airports Alicante & Valencia

Mains Electricity

Mains Water

On Bus Route

Open Fireplace

Private Terrace/Balcony

Urban

Walking Distance to Shops etc

Walking Routes

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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.

Located in between Pedreguer and Alcalalí, in a beautiful village called La llosa de Camacho. Only 15 minutes' drive to magnificent beaches. 2 bedrooms, 2 bathrooms, spacious lounge dining room, separate kitchen. Private terrace with mountain views and winter sun. Ideal as a permanent or holiday home. Cheap to run. In walking distance to the local amenities. 5 minutes drive to the popular town of Pedreguer.

The approach to the property is via a quaint street in the heart of the village. Double opening Valencian doors leading to the spacious living room and dining room.

To the left we have the dining room with ceiling lighting, tiled floor, window to the front elevation and coving to ceiling. This room used to be a 3rd bedroom, it would be easy to convert it back in to a bedroom if needed.

The living room has a feature fireplace, ornate ceiling with lighting, coving, built in Valencian cupboard and double opening door to the kitchen.

Kitchen breakfast room fitted with a range of base and wall units, double sink with mixer tap over, has hob, oven, pantry with useful space and skylight.

Bathroom with a vanity unit with mirror over, w.c, bath and shower over.

Staircase leading to the 1st floor.

Landing with a built in cupboard and lighting.

To the left we find a utility room with space and plumbing for a washing machine, hot water cylinder, more space for storage and door to the terrace.

Private terrace with some mountain views and space for table and chairs. Utility sink and scrub board. This terrace has winter sun what makes it ideal to enjoy all year round.

Bedroom 1 is a good size double with a double built in wardrobe, window to the front elevation, ceiling lighting and shelving.

Bedroom 2 is a single room with a built in wardrobe, space for a bed, ceiling lighting and double opening doors to a Juliet balcony with views of the mountains and street.

Bathroom 2 has w.c, wash basin with mirror over, bath with shower over and window.

This property would be perfect for someone looking to live in Spain all year round or just as a holiday home. It's cheap to run, close to bar, pharmacy, etc.