



H2S3384

Town house in Pedreguer

95,000€

BEAUTIFUL TOWN HOUSE

2 BEDROOMS, 1 BATHROOM

VALENCIAN CHARACTER AND FEATURES

COURTYARD AND TERRACE

SHOPS, BARS AND RESTAURANTS NEARBY

LOCATED IN THE CENTRE OF A POPULAR TOWN

POSSIBILITY OF HAVING MORE BEDROOMS

15 MINUTES TO STUNNING BEACHES

BUILD SIZE 188 m²

IBI ANNUAL 349€ BAUSURA ANNUAL 88€

Located in the centre of the popular town of Pedreguer. This house has a wealth of character and original features such as high barrelled ceilings, exposed timber beams, well, Juliet balconies in the bedroom, etc. Courtyard and terrace. 2nd floor ready for conversion.

The approach to the property is via a picturesque street in the town centre, close to shops, bars and more amenities.

Double opening Valencian doors leading to the open plan lounge dining room.

This good size open plan lounge dining room has gorgeous barrelled ceiling with exposed timber beams, window to the front elevation, ceiling lighting, tiled floor and door to the kitchen.

Kitchen breakfast room with a range of base units, gas hob, sink with mixer tap over and a Valencian cupboard. There is plenty of space for a table and chairs. From the kitchen we have staircase to the 1st floor and double opening door to the utility room.

Utility room with sink and scrub board, sky light, door to the shower room and sliding doors to the courtyard.

Shower room with w.c, wash basin, walk in shower cubicle, window and hot water cylinder.

Courtyard with outside lighting, space for entertaining, table and chairs,. There is also a well with water which could be a pretty feature in your courtyard.

1st floor landing with barrelled ceilings, lighting and doors to bedrooms 1 & 2.

Bedroom 1 is a spacious room with two Juliet balconies to the front elevation, high barrelled ceiling, exposed timber beams, lighting, original tiled floor and space for free standing wardrobes.

Bedroom 2 is a combination of two bedrooms, they have been opened up to make a spacious twin bedroom also with barrelled ceilings and timber beams, lighting and Juliet balcony overlooking the courtyard.

2nd floor. This floor has a massive room that could be converted in to further accommodation if needed. At the moment it has two windows to the front elevation and space for a studio, work shop, play room for children, etc.

On this same level there is a terrace.

This terrace has space for sunbathing and seating outside with winter sun and pretty views of the town and mountains.

Overall this is a great property and would fit someone looking for a family home in a smashing location in town, close to all amenities. Pedreguer offers a great variety of amenities and services. Local outdoor markets, local shops, supermarkets, municipal swimming pool, sports centre, banks, schools, etc. 15 minutes drive to magnificent beaches.