









220,000€ Villa in Pedreguer H2S3392

BEAUTIFULLY KEPT DETACHED VILLA

PRIVATE SWIMMING POOL. LOW MAINTENANCE GARDENS

GORGEOUS MOUNTAIN VIEWS

DOUBLE GLAZING. WOOD BURNER

ANNUAL COSTS IBI 300€. BASURA 80€

3 DOUBLE BEDROOMS, 2 BATHROOMS

ALL ACCOMMODATION ON ONE LEVEL

GATED PARKING. SUNNY POSITION

453 M2 PLOT. 110 M2 BUILD

VERY SHORT DRIVE TO AMENITIES, 15 MINUTES' DRIVE TO BEACHES

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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

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 detached villa located in Monte Solana, Pedreguer a friendly and traditional Spanish town with plenty of amenities and only 15 minutes away from stunning beaches. 3 double bedrooms, 2 bathrooms, master with en suite, spacious open plan lounge dining room, fitted kitchen, private swimming pool and glazed in naya. 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. Gated car port. Very short drive to the town centre and amenities such as local shops, supermarkets, bars, restaurants, etc. 1 hour approximately from Alicante and Valencia airports. 15 minutes drive to Denia port, marina and thriving town.

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 and sunny position. The main door opens into a spacious open plan lounge dining room.

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

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

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

Master bedroom with en suite. This room is very light and has double built in wardrobes with cupboards over, coving, ceiling fan and lighting, window overlooking the pool side and the mountains.

En suite bathroom with full length bath and shower over, wash basin, w.c., tiled floor and walls and double glazed 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, with double built in wardrobe with cupboard over, coving and double glazed window to the rear elevation.

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 and space around it for sunbathing.

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.

This property is ideal as a permanent home, it offers comfort, space and all accommodation on one level. It would also make a wonderful holiday home with low maintenance gardens and 15 minutes' drive from stunning beaches. The town of Pedreguer is only 5 minutes' drive away with a variety of shops, bars, restaurants and supermarkets. The town is friendly and has schools, medical centre, sports centre, etc.