



H2S3395

Town house in Pedreguer

117,000€

BEAUTIFUL DOUBLE FRONTED TOWNHOUSE

WEALTH OF CHARACTER AND ORIGINAL FEATURES

HIGH BARRELLED CEILINGS & WOODEN DOORS

3 BEDROOMS, 1 BATHROOM

COURTYARD AND TERRACE

1ST FLOOR FOR COVERION. SPACE FOR MORE BEDROOMS

IN THE HEART OF TOWN. NEAR SHOPS, BARS AND RESTAURANTS

MAIN ACCOMMODATION ON ONE LEVEL

BUILD SIZE 257 sqm

IBI ANNUAL 300€ BASURA ANNUAL 88€

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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.

This gorgeous traditional Spanish town house is located in Pedreguer, a friendly town only 10 – 15 minutes from stunning beaches. Double fronted with a wealth of character and original features such as high barrelled ceilings, exposed timber beams, fireplace, etc. Main accommodation on the ground floor and 1st floor with space for further accommodation. Courtyard and terrace. 3 bedrooms, 1 bathroom.

The approach to the property is via a quiet street in the town centre of Pedreguer. Beautiful double opening Valencian door leading to a magnificent reception hall with high barrelled ceiling and doors to two bedrooms.

Bedroom 1 is double with double opening doors into the room, window to the front elevation, ceiling lighting and exposed timber beams and tiled floor.

Bedroom 2/office is small room also with double opening doors from the entrance hall, window to the front elevation, ceiling lighting, barrelled ceiling with exposed timber beams, this room would be perfect as an office or nursery.

Ample living room with a great feeling of space, barrelled ceilings with exposed timber beams, built in Valencian cupboard, ceiling lighting, under staircase store room with useful space and door to bedroom 3 and door to lounge 2/dining room.

Bedroom 3 is a single room suitable for bunkbeds. Tiled floor, ceiling lighting and window.

The second lounge has beautiful tiled walls giving this room a very Spanish feel to it. Feature fireplace, barrelled ceiling with exposed timber beams and ceiling lighting. This room is light and it has doors to the kitchen, courtyard and staircase to the 1st floor.

Kitchen fitted with a range of base and wall units, double sink with mixer tap over, free standing cooker, extractor, space for a fridge freezer, built in cupboards with a lot of space for storage and door to the courtyard.

The courtyard has space for seating and it's currently covered. It has space for table and chairs.

Family bathroom with bath and shower over, w.c, wash basin and window.

At the rear of the property there is another spacious room used as a summer and utility room. This area has lighting and it would be ideal as a workshop, hobby room or it can even be converted into further accommodation. This room has a mezzanine floor with useful space for storage.

The 1st floor in this property is ready for being developed. At the moment is a large open room with a Juliet balcony to the front elevation, another room with a small window that could be used as a bedroom and door to the terrace. This whole floor can be used as further accommodation.

Terrace with space for table and chairs, ideal for summer dining or

Overall this house has a lot of potential, with space for further accommodation on the ground floor and the 1st floor. This house has the character everyone wants and it's very conveniently located in the town close to bars, shops, school, medical centre, supermarket, etc. 10 minute drive to magnificent sandy beaches. 15 minutes to Denia. 1 hour approximately to Valencia and Alicante airports.