



H2S3424

Town house in Pedreguer

99,000€

2 DOUBLE BEDROOMS. 2 BATHROOMS.
SPACIOUS SITTING ROOM

SEA VIEWS FROM SITTING ROOM AND FRONT
TERRACE

BUILT IN 2007 WITH VERY LOW COMMUNAL
CHARGES. 335€ PER YEAR

SECURE GATED COMPLEX ON AN
URBANISATION WALKING DISTANCE TO TOWN

COMMUNAL POOL SHARED WITH ONLY 12
HOUSES.

BEDROOM 1 WITH SEA VIEWS AND 2 SETS OF
BUILT IN WARDROBES

FRONT TERRACE AND REAR PRIVATE
COURTYARD

ANNUAL IBI/ COUNCIL TAX 250€. BUILD SIZE
90M². PLOT 170M²

DENIA AND BEACHES 15 MINUTES DRIVE.

A THRIVING TOWN WITH PLENTY GOING ON.
EXCELLENT BUY.

Town house with amazing SEA VIEWS. Built in 2007 and ready to move into or use for holidays, it is situated very close to Pedreguer town and 15 minutes' drive to Denia. A lovely urbanisation and secure gated complex with just 12 other houses. 2 double bedrooms, 2 bathrooms, communal pool and parking.

The approach to the house is via an electric gated driveway with off road parking allocated to the house and additional on street parking. Outside light to the front elevation and SEA VIEWS. Under stairs storage which is very useful for bicycles, sun loungers, children's toys etc.

The front terrace has space for table and chairs and enjoys the afternoon evening sun. Double opening doors and security gates leading to the open plan sitting room.

Open plan lounge kitchen dining room. Lounge has the lovely SEA view to the front, lighting, stairs leading to the 1st floor. This is a generous size sitting room and plenty of space for at least 6 people. A light and bright room.

Dining area next to the kitchen with space for table and chairs, lighting and the kitchen is next to here.

Kitchen with a range of base and wall units, single sink and drainer with a window over looking over the rear courtyard. Fitted oven hob and extractor, fitted washing machine, upright fridge freezer.

Guest cloakroom has a window to the rear, hot water cylinder, w.c and wash basin.

Rear Courtyard with plenty of space for BBQ, dining and this enjoys the morning sun, so in the heat of the summer a nice shaded place to entertain guests.

1st floor with the landing having a useful store cupboard, I would suggest putting a lock on if you want to let this house out, as you can store the spare bed linen and towels etc.

Bedroom is a lovely room with 2 sets of built in double wardrobes with cupboards over, double opening doors leading to a Juliette balcony and FABULOUS SEA VIEWS, ceiling fan and views of the mountains and communal pool.

Bedroom 2 is a twin bedroom with a window to the rear, triple built in wardrobes, ceiling fan and a light and spacious room.

Family shower room with a p-shaped walk in shower cubicle, window to the rear, w.c, bidet, wash basin with wall mirror over and lighting.

Outside the gardens are well maintained, the swimming pool is a generous size and not over crowded, with a shower poolside and lovely SEA VIEWS.

This house is a modern 2 double bedroom in a very secure gated development, some of the residents live here all year and others are just holiday homes. The house is needing a general tidy and with some TLC and a good clean and a bit of painting will be perfect.

The local area of Pedreguer has plenty to do and see, with the world famous La Sella Golf Course, Tennis club, horse riding centre, fabulous mountain walking routes, the valley of Jalon which is very popular with cycling and of course famous for the wine vineyards. The beaches of Denia are 15 minutes by car, Denia is also 15 minutes by car and Javea is 20 minutes.

Pedreguer as a town is very clean there are several supermarkets, vets, dentists, 24 hour medical centre, all of which seem to have multilingual speaking staff. (Personal experience as I live under this town)

Saturday is the farmers market where in the main square they have fresh fruit and vegetables for sale, fresh cheese van and various other produce for sale. On a Sunday is the main Rastro market which is held on the industrial estate (poligono) people come from all over the Costa Blanca to have a day out.

The town is very accessible to the main AP7 motorway and Junction 62 is the number of the junction. Alicante and Valencia airports are 1 hour by car. The infrastructure is being upgraded all the time and soon there will be a high-speed train to go from Alicante to Valencia. Currently if you do not drive you can get a tram from Alicante to Denia and a bus or taxi from Denia to Pedreguer.

The great thing with Monte Solana urbanisation is that it is only a 15-minute walk to the main town of Pedreguer, unlike the other urbanisations of Pedreguer such as La Sella which takes me 30 minutes to walk to town and Monte Pedreguer which is around a 45-minute walk.

Other local towns are Ondara which has an indoor shopping centre, cinema and plenty of DIY shops, fast food restaurants and more supermarkets. El Verger town has some fabulous restaurants and the beaches are beautiful. Jalon is an inland town, very pretty and has more lovely things to do, bodegas, restaurants, walking routes.

In my opinion if you want all year living or just a holiday home at an affordable price this is a very good buy. No immediate work required, just unpack and be on your holidays.