



H2S3460

Town house in Pego

139,000€

Beaches Close By

Country/Mountain Views

Courtyard

Local Gymnasium

Mains Drainage

Mains Electricity

Mains Water

Nr Medical Centre

Nr Schools

Nr Tennis Club

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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.

A substantial 3 storey town house of 452m², ideal for a guest house or very spacious family home. With accommodations and 2 entrances, the building at the rear of this property could be a number of things such as a studio, workshop, more self-contained accommodation or just leave it as it is for storage. The main house has 3 bedrooms ready for use and 2 bedrooms/ suites for refurbishment.

The approach to the house is via a typical Spanish street very close to the Paseo Cervantes with many coffee shops and a beautiful tree line paseo.

Two very beautiful Valencian double opening doors giving access to the property.

Main door (main photo door on the left) opens into a stunning reception hall with door off to bedroom 1, decorative cornice to the ceiling and traditional Spanish tiles to the flooring which continues into the dining room.

Bedroom 1 has beautiful double opening original wooden doors, window to the front with shutters, decorative cornice to the ceiling and lighting.

Dining room this could be a sitting room, with a door to the rear courtyard, staircase with gargoyles leading to the first floor, door to the sitting room.

Sitting room with a window to the courtyard, door to the kitchen and shower room.

Shower room with a walk in shower, linen cupboard, vanity unit with drawers beneath, bidet, W.C and window.

Kitchen with a range of base units, fitted oven and hob, window, store room and door to the courtyard.

Courtyard has access to the rear of the property which has an additional building and covered passageway to the front.

1st floor landing, the balustrade is very sturdy and the flooring has Valencian tiles doors off to bedroom 2 then a few more steps leading to the 2nd landing which has doors off to bedrooms 3 and 4 and a further staircase leading to the top floor.

Bedroom 2 is a double bedroom with a window overlooking the courtyard.

Bedroom 3 is a massive bedroom with a window.

Bedroom 4 is a bedroom that needs floor tiles and I would suggest putting in an en suite.

3rd floor is completely open plan, this would benefit from redesigning and maybe have the whole floor as a guest suite incorporating a bathroom and sitting room or even dividing into several bedrooms. The room runs from the front to the back of the house.

The rear building comprises of several rooms, various terraces and is in need of modernising or just leave as various store rooms.

The overview is this is a very big house with plenty of scope for a business or large family wishing to have separate accommodation. Still with plenty of character and situated within walking distance to the amenities of the town.