









H2S3470	Villa in Ped	lreguer	249,000€
4 BEDROOMS, 3 BATHROOMS IN TO GUEST SUITE	DTAL. S	SUMMER KITCHEN	
PLENTY OF TERRACES FOR SUNBA	THING AND S	SPACE FOR A POOL AT A S	OUTH FACING SPOT
BUILD SIZE 289 SQM. PLOT SIZE 470) SQM	GAS CENTRAL HEATING	
GARAGE AND GATED PARKING	A	ACCESS FROM FRONT AND	REAR STREET
5 MINUTE DRIVE TO PEDREGUER T CENTRE AND AMENITIES	OWN II	BI ANNUAL 682€ BASURA A	ANNUAL 80€

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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

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Outstanding detached villa located in Monte Solana, Pedreguer. The property has 4 bedrooms in total and 3 bathrooms. Living room with wood burner, two bedrooms on the ground floor, master suite on the 1st floor with a glazed in naya with lovely views. Plenty of terraces outside for entertaining and sunbathing. Summer kitchen, garage and additional gated parking. In good conditions. The plot has space for a south facing pool.

The approach to the property is via a pedestrian gate and steps to the main entrance. At the front there is also a gated parking space.

Glazed in naya with lovely mountain views and ideal for winter as it's a sun trap. The main door opens in to a reception hall with window and intercom.

Dining room with two glazed windows, radiator, archway to the kitchen and arch to the living room.

The living room is a light room with pretty barrelled ceiling and exposed timber beams, feature corner fireplace with inset wood burner, radiator and window to the front and side elevations.

The kitchen is fitted with a range of base and wall units, double sink with mixer tap over, hob, extractor, fitted oven, plenty of work surface, space for a fridge freezer and window.

Bedroom 2 is a generous double with built in wardrobes with cupboards over, radiator and double glazed window.

Bedroom 3 is also double with built in wardrobes with cupboards over and window to the rear elevation.

Upstairs

Master suite with built in wardrobe, en suite bathroom, radiator and window.

There is also a large room with arched windows with the most beautiful views of the mountains and sea in the distance. This room can be used as another sitting room, bedroom, office, etc.

En suite bathroom with w.c, bath with shower over and window.

The guest suite has a separate entrance at the rear of the property, having easy access from the rear gate or garage.

The suite has window, built in wardrobes and en suite shower room with window.

Outside cloakroom with w.c and wash basin.

Summer kitchen with sink and plenty of work surface. This would also make a good bar area. There is a shower and a utility room with space and plumbing for a washing machine.

In addition there is a large store room with staircase leading to the garage.

Low maintenance garden, plenty of outdoor space. Space for a south facing swimming pool.

The build size is 289 m2.

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