



H2S3470

Villa in Pedreguer

249,000€

4 BEDROOMS, 3 BATHROOMS IN TOTAL.
GUEST SUITE

SUMMER KITCHEN

PLENTY OF TERRACES FOR SUNBATHING AND
ENTERTAINING

SPACE FOR A POOL AT A SOUTH FACING SPOT

BUILD SIZE 289 SQM. PLOT SIZE 470 SQM

GAS CENTRAL HEATING

GARAGE AND GATED PARKING

ACCESS FROM FRONT AND REAR STREET

5 MINUTE DRIVE TO PEDREGUER TOWN
CENTRE AND AMENITIES

IBI ANNUAL 682€ BASURA ANNUAL 80€

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.