









H2S3476

Villa in Pedreguer

225,000€

4 BEDROOMS, 2 BATHROOMS, PRIVATE POOL

VERY PRIVATE LOCATION, NOT OVERLOOKED

COUNTRYSIDE LOCATION, WONDERFUL VIEWS OF THE COUNTRYSIDE AND SEA

WALKING DISTANCE TO TOWN FOR THE FIT AND ABLE BODIED

DETACHED GARAGE AND PLENTY OF OFF ROAD PARKING FOR SEVERAL VEHICLES

IBI 300€ PER YEAR +/-. BUILD 111M². PLOT 800M²

LESS TAHN 5 MINUTES DRIVE TO THE TOWN OF PEDREGUER

1 BEDROOM SELF CONTAINED APARTMENT

RUSTIC LAND SO NO FURTHER DEVELOPING LOCALLY

CHARACTER AND A SENSE OF SPACE AND OPENESS

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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. You are advised to obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are advised to check the availability 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 4-bedroom, 2 bathroom detached villa is situated in the beautiful countryside on the outskirts of Pedreguer town. Central heating, double glazing and air conditioning. With views over the valley towards the coastline. Not overlooked and a very private location with plenty of parking. A self-contained 1 bedroom apartment with open plan, lounge kitchen,1 bedroom and a shower room. Less than a 5 minute drive to Pedreguer town and a short walk for the fit and able bodied.

The approach to the villa is via a private drive with plenty of off-road parking for several vehicles for both the apartment and the main house.

Detached garage with bi-folding doors, window to the side, light and power. Roof terrace and solarium above.

A gate leading to the poolside. Oleander hedging which defines the boundary of the 800m plot.

Poolside with an 8 x 4-meter kidney shaped pool with Roman steps which has plenty of sunbathing areas around and a separate entertaining space with brick-built BBQ with seating and dining around. Poolside shower cubicle.

Outside lighting, water and very few steps to access the villa.

Canopied porch leading to the kitchen.

Kitchen with a range of base and wall units, oven, hob and extractor over, sink, double glazed window, space for upright fridge freezer.

Sitting room with an open fireplace, air conditioning unit, barrelled ceilings and exposed timber beams, window to the front and side elevation. Door leading to the front naya.

Naya has sea views and gorgeous views of the valley below. Exposed timber beams to the ceiling and lighting.

Inner hallway with doors leading to:

Bedroom 1 is a double bedroom with a window to the side elevation, built in wardrobes and cupboards over, ceiling light.

Bedroom 2 is a double bedroom with views over the poolside, built in wardrobes and cupboards over, ceiling light.

Bedroom 3 is a single bedroom with window to the rear, built in wardrobes and cupboards over and ceiling light.

Family shower room with a walk-in shower cubicle, vanity unit, double glazed window and lighting.

Downstairs is a self-contained apartment.

Open plan lounge, kitchen, dining room with a sink, base units, space for a freestanding cooker. Sitting area with beautiful views and patio doors and windows to the front.

Bedroom is very spacious with a window and en suite shower room.

The front of the apartment has its' own private seating and dining area, so if you have family members who wish to have their own privacy this is perfect for them.

VIEWINGS ARE STRICTLY BY APPOINTMENT AS THE VILLA HAS TENNANTS. ALSO AS MUCH NOTICE AS POSSIBLE TO VIEW PLEASE.