



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

LESS THAN 5 MINUTES DRIVE TO THE TOWN OF PEDREGUER

WALKING DISTANCE TO TOWN FOR THE FIT AND ABLE BODIED

1 BEDROOM SELF CONTAINED APARTMENT

DETACHED GARAGE AND PLENTY OF OFF ROAD PARKING FOR SEVERAL VEHICLES

RUSTIC LAND SO NO FURTHER DEVELOPING LOCALLY

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

CHARACTER AND A SENSE OF SPACE AND OPENESS

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.