



H2S3487

Villa in Pedreguer

235,000€

DETACHED VILLA WITH LOVELY SEA VIEWS

3 BEDROOMS, 2 BATHROOMS IN TOTAL

GUEST SUITE WITH SEPARATE ENTRANCE

PRIVATE SWIMMING POOL

OFF ROAD PARKING

MATURE LOW MAINTENANCE GARDENS

SATELLITE TV & INTERNET AVAILABLE

DOUBLE GLAZING, AIR CONDITIONING UNITS, WOOD BURNER

IBI ANNUAL 323€ BASURA ANNUAL 88€

BUILD SIZE 128 m2 PLOT 733 m2

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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.

3 bedroom detached villa with sea views in Pedreguer. Situated in a residential area only a short drive away from the town centre. Main accommodation on one level, off road parking, private swimming pool, sunbathing terraces, wood burner, air conditioning unit, double glazing and separate guest suite.

The approach to the property is via a private driveway with space for parking. Few steps rising to the main level where we find a pedestrian gate leading to the poolside terrace and naya.

Front naya with stunning sea views and space for entertaining.

The main door in to the villa is a double-glazed door in to the open plan lounge dining room.

Light and airy lounge dining room with a feature fireplace with an inset wood burner, pretty barreled ceiling, windows to the front, side and rear elevation, hot and cold air conditioning unit and ceiling lighting.

Kitchen fitted with a range of base and wall units, double sink with mixer tap over, electric hob, oven, space for a fridge freezer, breakfast bar and ceiling lighting.

Bedroom 1 is a good size double with a double built in wardrobe with cupboard over, ceiling lighting, hot and cold air conditioning unit and window with sea views.

Bedroom 2 is double with a double built in wardrobe and cupboard over, hot and cold air conditioning, electric radiator and window with sea views.

Family bathroom is a very good size with wash basin, w.c, bidet, bath with shower over and window.

Upstairs guest suite with independent entrance. Sunny terrace with space for sunbathing and entertaining. Door leading to the bedroom. Spacious room with arched windows, built in wardrobe with cupboard over, electric radiator and en suite shower room.

En suite shower room with wash basin, w.c, walk in shower cubicle and window.

#### Outside

Low maintenance gardens with terraces, fenced and secure gardens suitable for pets.

The swimming pool has a kidney shape and it is 8 x 4 m with Roman steps.

Pump room with space and plumbing for a washing machine and tumble dryer, electric hot water cylinder and extra space for storage.

Off road parking. 733 sqm plot.