









H2S3495

## Town house in Pego

68,900€

TOWN HOUSE IN PEGO

3 BEDROOMS, BATHROOM

PATIO AND ROOF TERRACE

SPANISH CHARACTER AND ORIGINAL

**FEATURES** 

SPACE FOR FURTHER ACCOMMODATION

SPACIOUS KITCHEN

IN NEED OF SOME REFURBISHMENT

NEAR SHOPS, BARS, SUPERMARKETS AND

**RESTAURANTS** 

**BUILD SIZE 202 SQM** 

IBI ANNUAL 350€ BASURA ANNUAL 127€

## Hello2Spain.com

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

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 town house in Pego. Patio and terrace. Spanish character and original features. Ideally located in walking distance to amenities such as shops, bars, restaurants and supermarkets. Spacious lounge dining room, kitchen, patio, rear utility room, bedroom on the ground floor, family bathroom and two more bedrooms. Additional room with space for further accommodation. Roof terrace.

The approach to the property is via a typical Spanish street in the heart of town. Main door opening in to a reception hall with high and barreled ceiling and exposed timber beams.

To the right we have a single bedroom with window to the front elevation, ceiling lighting and double opening doors.

Continuing the reception hall, we then have a very good size lounge dining room with a built in Valencian cupboard, ceiling lighting, beautiful barreled ceiling, staircase to the 1st floor and natural light coming from the patio.

Double opening doors to the patio with space for entertaining. It would benefit from some painting and decorating.

Generous kitchen with a range of base units, gas hob, oven, double sink with mixer tap over, tiled floor & walls, ceiling lighting and window.

Family bathroom with bath and shower over, w.c, wash basin, bidet and window.

Rear utility room. This room has space and plumbing for a washing machine, utility sink and an open fireplace. This used to be an entertaining area for family in summer with direct access to the patio and in winter when the family used the fireplace. This room could be used as a summer lounge.

Rear staircase rising to bedroom 3.

1st floor.

Bedroom 2 is a double room with window, ceiling lighting and space for a free-standing wardrobe.

Bedroom 3 is also double with window and ceiling lighting. This room has access to the terrace.

Cloakroom in need of finishing, this room was going to be renovated but it wasn't finished. The room has a window.

Additional open plan room in need of a new roof. This room could be used as further accommodation, it has a window to the front elevation. The current owners have had a quote for the roof replacing of approximately 7.000€.

Roof terrace with space for entertaining and sunbathing. The terrace benefits from views of the town and mountains in the background.

Overall this property offers good size accommodation and outdoor space. Near all amenities. Pego has municipal swimming pool, sports centre, tennis club, supermarkets, schools, medical centre, etc. Bus service to Denia and Oliva.