



H2S3496

Town house in Pego

41,500€

TOWN HOUSE IN PEGO

COVERED TERRACE THAT COULD BE OPEN AGAIN

IBI ANUAL 239€ BASURA ANUAL 127€

STONE WALLS, SPANISH CHARACTER

IN NEED OF SOME UPDATING

NEAR SHOPS, BARS, RESTAURANTS AND SUPERMARKETS

15 MINUTE DRIVE TO MAGNIFICENT BEACHES

ORIGINAL FEATURES SUCH AS FLOORING, BARRELLED CEILING

IBI ANNUAL 239€ BASURA ANNUAL 127€

MUNICIPAL SWIMMING POOL, SPORTS CENTRE, TENNIS CLUB

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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.

Town house in Pego, located near all services. It needs refurbishment but it has a lot of potential. On the ground floor we find a living room with fireplace and exposed stone walls that gives it a lot of character. 3 bedrooms, bathroom, roof terrace which is covered at the moment but it could be reopened.

The approach to the property is via typical Spanish street in the centre of town. Porch and main door opening in to an open plan lounge dining room with beautiful barrelled ceiling, exposed timber beams and pretty original flooring. Feature open fireplace, built in Valencian cupboard, pretty walls with exposed stone giving a lot of character to the house. Double opening doors to a hallway with staircase to the 1st floor, bedroom 3.

Bedroom 3 is a single room that could also be used as a dining room, office, etc.

Kitchen breakfast room in need of updating, At the moment there is a very basic kitchen area with a free-standing cooker, sink, lighting, space for a breakfast table and skylight.

Bathroom with w.c, wash basin, bath with shower over and lighting.

Rear room used as storage with lighting. This room could be converted in to another sitting room, bedroom, etc.

1st floor.

Landing with lighting and space for a sofa bed, ideal is you need extra accommodation.

Bedroom 1 is double and it has a lot of natural light coming from the window to the front elevation.

Bedroom 2 is a good size double with window, lighting, coving and door to the rear.

Rear hallway with door to a rear room also used as storage but it could be converted in to further accommodation.

Staircase rising to the roof terrace. At the moment the whole terrace is covered to avoid the maintenance of it, as the property has been locked up for several years. The cover can be removed and it would become a spacious sunny terrace with views of the town and the mountains in the background.

Overall this property needs updating but it has a lot of potential to become a lovely home for someone looking permanent or holiday house in a popular town not far from the coast.

15 minute drive to superb beaches in Denia and Oliva. Plenty of amenities to walk to: bars, restaurants, supermarkets, weekly market, shops, etc.