



H2S3504

Town house in Pedreguer

139,500€

SPACIOUS HOUSE IN PEDREGUER

IN THE HEART OF TOWN

NEAR SHOPS, BARS, RESTAURANTS AND MORE

197 SQM BUILD

2 GARAGES, ONE COULD BE USED AS A WORKSHOP

MAIN ACCOMMODATION ON THE 1ST FLOOR

2 DOUBLE BEDROOMS, 2 BATHROOMS. MASTER WITH EN SUITE

UPPER ROOM WITH SPACE FOR MORE ACCOMMODATION

LARGE ROOF TERRACE WITH BEAUTIFUL MOUNTAIN VIEWS

IBI ANNUAL 300€ BASURA ANNUAL 88€

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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 MISEDDESCRIPTIONS 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.

This very well-maintained property is located in the town of Pedreguer. Withing a short walk to local shops, bars, restaurants, banks, etc. The property has 2 garages with access from front and rear street. Ideal if you need a space to work from as there is also an office. 1st floor accommodation with 2 double bedrooms, 2 bathrooms, master with en suite. Light lounge dining room, separate kitchen breakfast room and adjacent patio area. 2nd floor with a large room with window up for conversion with fireplace and space for further accommodation if needed. Large roof terrace with the most beautiful views of the surrounding mountains, ermita and Montgo. Plenty of space for sunbathing and entertaining.

The approach to the property is via a picturesque street in the town. The main door opens in to a reception hall with lighting and space for seating. There is a door that communicates with the garage.

Garage with an electric gate and space for a car, lighting and rear door to the 2nd garage.

The 2nd garage has been used as a workshop for a plumber, it has a separate room used as an office with window to the rear street. This 2nd garage has a separate entrance from the street behind.

Back to the main property we have a pretty staircase rising to the 1st floor. Landing and door to the main accommodation.

Light open plan lounge dining room with coving, ornate ceiling, radiators and windows to the front elevation.

Hallway with lighting and built in cupboard with shelving, great space for storage.

Separate kitchen with a range of base and wall units, double sink with mixer tap over, plenty of work surface, free standing cooker, space for a breakfast table and chairs, lighting and door to a covered patio.

The patio has a water tap and a gas boiler, it's currently covered and it gives natural light to the kitchen and bedroom 2.

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

Bedroom 2 has coving, radiator, window and ceiling lighting.

Master bedroom with en suite, spacious and light room with a built in cupboard with shelving, radiator, coving, window and ceiling lighting. En suite bathroom is spacious and it has w.c, bidet, wash basin, bath with shower over and window.

2nd floor.

Open plan room with utility area and wood burner. This room used to be used for family parties as it's just next to the terrace. There is space for further accommodation if needed. It has window, door to the terrace, space and plumbing for a washing machine, utility sink and lighting. In need of plastering and tiling.

The roof terrace has gorgeous views of the town, mountains, ermita and the Montgo. Plenty of space for sunbathing and entertaining.