









## H2S3536

## Town house in Pego

125,000€

MASSIVE CORNER HOUSE WITH COMMERCIAL PREMISES

6 BEDROOMS. 5 BATHROOMS. ROOF TERRACE

DOUBLE OPENING DOORS, JULIETTE BALCONIES, VALENCIAN TILED FLOORING 317M<sup>2</sup> BUILD.

PRIME LOCATION FOR A BUSINESS AND TO LIVE

BEAUTIFUL VALENCIAN CHARM AND CHARACTER

IN NEED OF UPDATING, WILL BE WORTH THE INVESTMENT

## Hello2Spain.com

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.



This is a massive property for sale in Pego. On the ground floor is a commercial premise and has an independent entrance. Ideal for an investor. The 1st and 2nd floors are living accommodation with 6 bedrooms, very spacious living accommodation and a massive roof terrace. In need of full refurbishment yet has many original features such as the tiled flooring, ceiling roses and beautiful Valencian doors and windows. Total 317m² build size.

The architecture of this building is stunning. 3 stories, ground floor a commercial business in a very busy location and popular coffee shops and restaurants surrounding.

The commercial premises have 2 wash rooms and the rest is mainly open plan with several windows making it light and bright.

The main accommodation has a separate entrance leading to the 1st and 2nd floors.

The 1st floor could be an independent apartment as the stairs go up the side of the property. So, if you are an investor or wish to make an income from rental property than this would be ideal for you. 3 bedrooms, kitchen, sitting room.

2nd floor has 2 bedrooms and a sitting room which the owner calls a bedroom.

The photographs show just how spacious this property is. Situated in a very good part of Pego and in walking distance to most of the town.