



H2S3540

Town house in Pego

54,000€

TOWN CENTRE LOCATION

3/4 BEDROOMS. 2 BATHROOMS

SPACE FOR STUDIO OR 4TH BEDROOM

ROOF TERRACE. MODERN KITCHEN

ABLE TO PUT YOUR OWN STAMP ON

VERY CHEAP HOUSE

IBI 400€. BASURA 120€ PER YEAR

BUILT IN 1949. BUILD SIZE 192M²

WALKING DISTANCE TO SHOPS, BARS,
SUPERMARKETS, RESTAURANTS

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

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.

Situated in walking distance to the main town of Pego, this is a very good priced house. Built in 1949 and has 192m² build size. With 3 bedrooms and 2 bathrooms, roof terrace and on street parking. Local municipal swimming pool, tennis club, sports centre, 24-hour medical centre and a bus route to Denia and Oliva.

The approach to the house is via a typical Spanish street with on street parking, main door opening into the reception hall with space for coats, shoes etc. Natural light coming through the part glazed door and windows surrounding. Walls tiles to dado height, ceiling light and open arch to sitting room.

Sitting room with stairs leading to the first floor, ceiling light and double opening doors leading to the kitchen.

Kitchen breakfast room is modern with a range of base and wall units, fitted oven, hob and extractor, ceiling light and natural light with the skylight. Door leading to:

Utility room, with space and plumbing for washing machine, wall mounted boiler for hot water and stair leading to the 1st floor. (Separate rooms.)

Guest cloakroom with W.C, bidet and wash basin with wall mounted mirror over.

Walk in pantry with plenty of shelving and storage.

1st floor rear of the house.

Bedroom 4 is currently used for storage; this would make an additional bedroom or studio if required. Natural light coming through the open window and part glazed door. The door leads out to a small terrace with space for a couple of chairs and a small table. This room needs refurbishing, walls need plastering and a window needs to be inserted. A great room for a teenager or artist.

1st floor main house accessed from the sitting room.

The landing is very spacious and has room for an occasional bed or possible shower room, W.C etc. Doors off to:

Bedroom 1 is a generous size bedroom with a door leading to a small terrace and a door leading to the shower room en suite.

Terrace has space for a small coffee table and a couple of chairs.

Shower room with a double walk in shower cubicle, wash basin with mirror over, W.C bidet, louvered window and lighting.

Bedroom 2 is a double bedroom with a window to the front elevation and lighting.

2nd floor landing is very spacious and would make a great summer kitchen/sitting room to entertain guest on the roof terrace. Door off to bedroom 3

Bedroom 3 is another double bedroom and has a window to the front elevation and lighting.

Roof terrace has the original washing scrub sink. It is a generous size with ample room for table, chairs, sun loungers and would benefit from painting and maybe making into a beautiful roof terrace room for entertaining.

The overview is it is a cheap house in a good location, it needs some money spending on it to bring it to a better standard. However, the house price reflects it needs some work. It is habitable and the work could be done as you go along. An excellent opportunity to buy a house in a Spanish town with plenty of things to do and see.

Proximity to the coast, Pego is a short drive 15 minutes to the stunning blue flag beaches. Close to Oliva Nova Golf course, Oliva Nova equestrian centre and on a bus route to Denia and Oliva. So excellent amenities in the town and you do not have to pay the prices of a coastal property.