



H2S3541

Town house in Pedreguer

90,000€

3 BEDROOMS. 1 BATHROOM

TOWN CENTRE LOCATION. NO CAR REQUIRED

BUILD 188M². BUILT IN 1920.

SPACIOUS LIVING ACCOMMODATION

TOP FLOOR OPEN PLAN, IDEAL FOR CONVERSION

PLENTY OF CHARACTER, EXPOSED TIMBER BEAMS, VALENCIAN DOORS, BARRELLED CEILINGS
ROOF TERRACE. COURTYARD

IBI 349€ PER YEAR. BASURA 88€ PER YEAR

ROOM FOR PERSONALISING

Set in the heart of Pedreguer town with all shops on the doorstep. This 3 story town house oozes character with exposed timber beams, barrelled ceilings, Valencian double opening doors, original built in features from 1920 such as picture glazing over the doors, Juliette balconies to the master bedroom, kitchen with built in dresser and of course the important roof terrace and rear courtyard.

The approach to the house has various places for parking on street. Beautiful double opening Valencian door leading into the sitting room.

Sitting room with high vaulted barrelled ceilings with exposed timber beams, window to the front elevation and space for a dining table if required. (kitchen has room for dining) Double opening part picture glazed doors and decorative window above leading into the kitchen dining room.

Kitchen dining room with a modern kitchen, high vaulted barrelled ceilings with exposed timber beams, space for dining table, stairs leading to the 1st floor, the kitchen has a gas hob with extractor over (no oven) base units, built in dresser with display units and cupboards and drawers beneath (original) sink with mixer tap over, double opening doors leading to utility area.

Utility covered area, with scrub wash sink and mixer tap over, sliding patio doors leading to the courtyard and door leading to family shower room.

Shower room with walk in shower cubicle, W.C, wash basin, louvered window and lighting.

Courtyard in need of painting, however this is a good size for entertaining, plenty of space for table and chairs, a few pretty planters and some ornate trees would make a massive difference to the appearance of this useful area. Outside lighting and an original well. I personally would make a feature of the well and maybe put glass blocks ground level with lighting inside the well. It still has the original holder for the pale on the wall.

The staircase to the first floor is split level with a window and natural light.

The landing is spacious with lighting and doors off to Bedroom 1, 2 and 3. The character is still flowing through the house with the high vaulted barrelled ceilings upstairs.

Bedroom 1 with double opening original doors leading to a magnificent room. Stunning ceilings, 2 sets of double opening doors both with Juliette balconies, high vaulted barrelled ceilings with exposed timber beams,

Bedroom 2 and 3 have had the patrician wall removed, this could easily be put back into place to make a clear 2 bedrooms. There are double opening doors at the end of his room which would mean the one bedroom would not have natural light, however with modern designed light shafts are available or as most other people do the put glass blocks in the top of the wall facing the hallway. The internal bedroom does already have natural light coming from the master bedroom.

There is a need to put in a bathroom upstairs, so the other option is to use some of the space to put in a bathroom. I am sure someone who has the imagination would be able to visualise this.

3rd floor is a massive room, with 2 windows to the front both with Juliette balconies, the floor looks like it could do with being levelled. The walls have been plastered and ready to maybe put some partitions in for further accommodation. A door to the rear leading to a small roof terrace.

Roof terrace is spacious enough for a few sun loungers or table and chairs.

Pedreguer is a lively town with many things going on. Plenty of traditional fiestas, local sports centre, weekly rastro market on a Sunday, farmers market on a Saturday. Local artisan bread shop, bakers, butchers, electrical shops, town centre with coffee shops, bars, restaurants, beautiful church, communal square with ice cream parlour and much more. You will never be bored and there is always something going on. (apart from siesta time)

Denia beaches are a 15 minute drive away, the local sports centre has a swimming pool open in the summer months, local football club, La Sella Golf and Oliva Nova Golf courses are not too far away. The AP7 motorway is now a free road and it is an hour from either Valencia or Alicante airports.