



H2S3546

Villa in Pego

225,000€

COUNTRY HOUSE WITH 2 BEDROOMS

SITTING ROOM, NAYA AS A DINING ROOM

1600M² PLOT. 135M² BUILD

IBI 70€ PER YEAR. BASURA 127€ PER YEAR

SPECTACULAR GARDENS WITH AN ARRAY OF FRUIT AND TREES

PLENTY OF OFF ROAD PARKING AND CAR PORT

OUTDOOR KITCHEN. SEPARATE UTILITY ROOM AND WORKSHOP

DOG KENNELS AND ENCLOSED PLOT WITH FENCING

TRANQUIL LOCATION BUT NOT ISOLATED

CYCLE ROUTE TO PEGO AND EL VERGER

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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.

Situated in the countryside near Pego. This 2 bedroom country house has a private swimming pool, enclosed flat plot of 1600m² with an array of fruit trees including avocado, orange, lemon, fig, peach, apple and many others. Plenty of off-road parking, car port, dog kennels, outdoor kitchen, utility room and is currently a holiday home.

The approach to the villa is down a short country lane. A private drive for just 2 properties leading to the gated entrance. Plenty of off-road parking for caravans, motorhomes or just cars with turning space and car port.

There are a few steps leading to the naya which is used as a dining and entertaining room with sliding doors to let the heat out in the summer months and views over the orange groves. and then a door leading into the sitting room.

Sitting room with a window to the side elevation and a window to the front, open fireplace, ceiling lighting. The current owners have a dining table in here, however I would just have it as a sitting room.

Kitchen with a range of base and wall units, window to the front elevation, double sink, fitted hob and space for upright fridge freezer. (no oven)

Inner hallway with air conditioning unit, doors off the bedrooms 1, 2 and shower room.

Bedroom 1 is a double bedroom with a window to the side elevation, ceiling light and built in double wardrobes.

Bedroom 2 is a double bedroom with a window to the side elevation and ceiling light.

Shower room with a walk-in shower cubicle, wash basin, W.C and a window to the side elevation.

The gardens are spectacular, if you like gardening then this is the perfect house for you. Outdoor living, growing your own fruit and vegetables. If you have dogs there are kennels already there. The swimming pool is fenced in to ensure the young children and animals do not get in the pool. With Roman steps leading into the pool makes it easy to get in and out of.

The gardens are also enclosed by fencing and there is a separate utility room which can be used a workshop as it has light, power and a window.

Pego is just a few kilometres away however it is also close to El Verger. There is a cycle route to Pego and El Verger and as there are no major hills it is a pleasant route.

The overview of this property is that it would make a fabulous home for a couple who wish to be self-sufficient. The house is not massive, so I expect it to sell to someone who loves the outdoor lifestyle.

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