



H2S3564

Villa in Pedreguer

210,000€

3 BEDROOMS, 2 BATHROOMS

PRIVATE SWIMMING POOL

GUEST SUITE WITH INDEPENDANT ACCESS & PRIVATE TERRACE

OFF ROAD PARKING

STUNNING SEA VIEWS

NO WORK REQUIRED

AIR CONDITIONING, INDIVIDUAL WALL MOUNTED RADIATORS

BEACHES OF JAVEA AND DENIA NEARBY

LOVELY WALKING ROUTES

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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.

Villa for sale in Pedreguer with 3 bedrooms, 2 bathrooms, private swimming pool, off road parking, wonderful sea views. Casa Mirador with views over Pedreguer down to the sea. Wood burner in sitting room, double glazing, air conditioning and wall radiators.

The approach to the villa has off road parking for several vehicles, a few steps leading to the main terrace and entrance.

The naya has seating, lighting and views over the poolside and down the valley to the sea.

Poolside terrace with space for sun loungers and a beautiful kidney shaped pool with Roman steps.

Sitting room with windows to the front, side and rear making it a lovely light room, sea views from the front and patio doors leading to the naya. Two ceiling lights, air conditioning unit and exposed timber beams and barrelled ceilings, wood burner inset into a feature fireplace dining area with a window to the side and a breakfast bar to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, double sink with a mixer tap over, window to the side, barrelled ceilings with exposed timber beams, space for upright fridge freezer and a breakfast bar. A very sociable kitchen as when you have guests you can still be part of the entertaining party, rather than being tucked away in a separate kitchen.

Bedroom 1 is a lovely light room with a window and sea views, ceiling light, air conditioning unit, wall mounted radiator, built in double wardrobes with cupboards over.

Bedroom 2 is a twin bedroom with a window to the front and sea views, air conditioning unit, lighting, built in double wardrobe with cupboards over and a wall mounted radiator.

Family bathroom with a full-length bath with shower and shower screen over, window with obscured glazing, lighting, wash basin and wall mirror and lighting over, W.C and bidet, this is a good size bathroom with plenty of space for dressing and drying.

Outside the gardens are terraced and a pathway leading to the steps for the 1st floor guest suite.

Private guest terrace with plenty of space for table, chairs and sunbathing, outside wall lighting, sea views and a door leading to the guest suite.

Open plan studio with two windows and sea views, wall mounted radiator, built in double wardrobe and dressing area, seating area and en suite shower room.

Shower room with a walk-in shower, wash basin with wall mirror over, W.C, obscure glazed window.

No work required a ready to move into house. Built in 2004.