









## H2S3569

## Villa in Pedreguer

## 210,000€

3 DOUBLE BEDROOMS, 1 FAMILY BATHROOM

SPACIOUS SITTING ROOM AND NAYA/DINING ROOM

PRICE IS NEGOTIABLE

BUILT IN 1981. 124M2 BUILD. PLOT 768M2

PRIVATE SWIMMING POOL WITH BEAUTIFUL SEA VIEWS

QUIET LOCATION, URBANISATION WITH A POPULAR RESTAURANT

LIVED IN BY CURRENT OWNERS FOR 17 YEARS

IBI 200€ AND BASURA 88€ PER YEAR

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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.



Cheap spacious villa with views of Ibiza on a clear day. Situated on Monte Pedreguer with Denia and Javea a 15 minute drive, the Mirador is just up the hill a lovely short walk away. 3 double bedrooms, private pool and lived in by the current owners for 17 years.

The approach to the villa has a few steps and a suitcase ramp leading to the main entrance. PLEASE DO NOT CONSIDER VIEWING IF YOU CANNOT WALK DOWN STEPS, UNLESS YOU COSIDER HAVING A STAIR LIFT OR NORAML LIFT PUT IN. Outside lighting, shaded seating terrace and door leading into the kitchen.

Kitchen is adequate with a window, hot water cylinder, dishwasher, fridge, store cupboards, double sink with mixer tap over, freestanding cooker and lighting.

Sitting room with a window to the side elevation and mountain views, a window to the front elevation overlooking the naya/dining room and this has sea views. The ceiling has exposed timber beams and barrelled ceilings, central ceiling light and fan. Free standing wood burner, door to the naya/dining room and arch to the inner hallway. This is a great entertaining room.

Naya/dining room with beautiful views over the valley down to Javea and the sea, Montgo mountain and views over the nature valley.

Inner hallway with doors off to the 3 double bedrooms and the family bathroom.

Bedroom 1 a double bedroom with built in wardrobes with traditional Valencian doors and cupboards over, a window with views over the valley and lighting and ceiling fan.

Bedroom 2 anther double with built in wardrobes and cupboards over, ceiling light and fan and window.

Bedroom 3 is a double bedroom with a window and beautiful views down the valley to the sea, ceiling fan and lighting.

Family bathroom with a full length bath and shower over, vanity unit with drawers beneath and mirror and lighting over, wash basin and an obscure glazed window.

The gardens are terraced with plenty of scope for growing your own produce, irrigation system has been set up for low maintenance and a few steps down to the poolside and additional terraces.

Store room and utility room has space and plumbing for washing machine, lighting and has the potential for more accommodation if required. Not needed by the current owners other than for storage.

The poolside is a lovely area, plenty of space for entertaining and sunbathing. The views are uninterrupted over the valley down to Javea and Montgo mountain. The pool has Roman steps and a ladder in the deep end.

Various other terraces for seating and entertaining are around the villa to enjoy the views and relaxation of the surrounding area.

The current owners have lived here for 17 years and are now moving back to their homeland, they have had very happy memories in the house with their family. They bought the house because of the beautiful views and the location was not at the top of the mountain but still high enough to enjoy the quiet lifestyle they wanted.

Javea and Denia are around a 15 minute drive and Pedreguer town is just down the road. The local restaurant is called Flames and is very popular with the local residents.