



H2S3607

Town house in Pedreguer

159,000€

4 DOUBLE BEDROOMS, 2 BATHROOMS

GARAGE, WORKSHOP, STORE ROOMS

COURTYARD, 2 ROOF TERRACES

CHARACTER AND MANY ORIGINAL FEATURES

SEA VIEWS, MOUNTAIN VIEWS FROM THE ROOF TERRACE

1ST FLOOR HABITABLE AND GROUND FLOOR STORAGE

TOWN CENTRE LOCATION

BUILD 290 SQUARE METRES

IBI 470€ AND BASURA 65€ PER YEAR

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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.

Massive town house for sale in Pedreguer town centre. With 4 bedrooms, sitting room, kitchen, 2 x terraces, courtyard and lots of character. Double fronted with plenty of original features such as the double opening doors with Juliette balconies and the roof terrace with sea and mountain views.

The approach to the house can be accessed from 3 streets, the main door opening into a reception hall with stairs leading to the first floor accommodation and a door leading to the garage.

The first floor is the main living accommodation with a lovely hall and doors off to:

Sitting room with two double opening doors with Juliette balconies, flooding in plenty of natural light from the outside and ceiling lighting.

Kitchen dining room is a spacious room with a range of base and wall units, a walk in pantry, door leading to the roof terrace. Double sink and drainer with a mixer tap and window over, free standing cooker, open fireplace and space for a dining table.

Bedroom 1 is a double bedroom with ceiling lighting and double opening doors with shutters.

Bedroom 2 is a twin bedroom with a ceiling light and double opening doors with shutters.

Bedroom 3 is another double bedroom with ceiling lighting and door leading to the 1st terrace which is a spacious terrace and room for table and chairs or a couple of reclining chairs to enjoy the sunshine.

Bedroom 4 is a double bedroom with two internal windows, one over the staircase and one over the kitchen.

Family bathroom with a full length bath and shower over, W.C, bidet and wash basin with a wall mirror over and a louvered window.

The landing for the roof terrace has the utility area including a scrub sink basin, lighting and space and plumbing for a washing machine.

The roof terrace is very roomy with lovely views towards San Blai Ermita, views towards the mountains and the Mediterranean sea.

The ground floor has space for parking several vehicles, and has access to 3 streets, a private courtyard with a bathroom, the bathroom has a half bath, W.C and wash basin.

The front park of the ground floor has a window and door leading to the street at the front of the house, this would make a great shop or additional accommodation if required. The rear of the ground floor has various rooms which are used for storage. The ground floor needs work to change into other accommodation, the 1st floor is habitable with electric and water connected.

One of the most beautiful things about this house is the facade which is just beautiful and the location being in walking distance of the town, 24 hour medical centre, town hall, the market square and all the other amenities and facilities in the town.

The municipal sports centre and swimming pool are down at the poligono. Other local things to do are, walking routes around the mountains behind, La Sella Golf course, Denia beaches are 15 minutes by car or a bus route to Denia town.