



H2S3636

Villa in Pedreguer

199,500€

SEPERATE INDEPENDENT APARTMENT

PRIVATE POOL WITH MOUNTAIN VIEWS

WOOD BURNER IN SITTING ROOM

PARKING, CAR PORT AND WORKSHOP

WALKING DISTANCE TO TOWN

AIR CONDITIONING & CENTRAL HEATING

BBQ WITH DINING TERRACE

VARIOUS OTHER TERRACES POOLSIDE & OFF SITTING ROOM

IBI: 98€ AND BASURA 88€

BUILD 175M² AND PLOT 900M²

PRICE REDUCTION BY 30,000€ A rare opportunity to buy a 4-bedroom villa with a guest apartment in walking distance to Pedreguer. Private pool, central heating, double glazing, workshop, car port, private driveway with gated entrance. Main accommodation on one level with 3 bedrooms, bathroom, wood burner and plenty of character.

The approach to the villa is via a gated driveway with parking for several vehicles and leading down to the car port. Car port with a door accessing the poolside and workshop, outside lighting, BBQ terrace and patio for entertaining. Stairs leading to the naya and the kitchen door over another patio.

Lounge dining room with a lovely picture window to enjoy the views over towards the mountains and a window to the side with views of the frequent birds. Wood burner inset into a stone fireplace, air conditioning unit, 2 radiators, skirting lighting for subtle lighting in the evening, high vaulted ceilings with exposed timber beams, open arch to the kitchen and arch to the inner hallway.

Kitchen with a range of base and wall units, sink and drainer with a window over, oven, hob and extractor, space for dishwasher and fridge freezer, radiator, exposed timber beams and lighting. Door leading to the entertaining terrace.

Bedroom 1 with a window to the side and views over the side garden, radiator, built in double wardrobes with cupboards over, exposed timber beams, lighting and air conditioning.

Bedroom 2 is a double bedroom with a window, radiator, built in double wardrobes with cupboards over, exposed timber beams, air conditioning unit and lighting.

Bedroom 3 is a small double bedroom with a window, radiator, single wardrobe with a cupboard over, exposed timber beams and lighting.

Family bathroom with a full-length bath and shower over, window, vanity unit with cupboards and drawers beneath and a wall mirror and lighting over, heated towel rail, W.C, window and lighting.

Naya off the main sitting room with a lovely covered seating area and a spacious dining, sunbathing or entertaining terrace overlooking the pool and views over to the mountains.

Lower floor poolside apartment with independent entrance with an open plan lounge, kitchen, dining room with space for the washing machine.

Bedroom 4 with a door leading to the poolside terrace, air conditioning, built in double wardrobe, lighting and a door to the ensuite.

Ensuite with a shower cubicle, W.C, window, vanity unit with cupboards and drawers beneath and wall mirror and lighting over.

Poolside has a spacious terrace for entertaining or sunbathing, views over towards the mountains, steps leading to the side of the villa and steps leading down to the pump room and workshop.

Workshop has power, 3 windows and is a very useful space.

The overview of the villa is it needs painting and some TLC. The owner is downsizing and has lived there for 5 years. It is on an exclusive basis and viewing by appointment only. Viewing recommended if you are looking for a villa with an independent apartment to rent out, use for friends and family when they come to visit or if you wish to work from home.

Locally are beaches, golf courses, horse riding, tennis, sports centre, rastro market, farmers market, bars, restaurants, shops, supermarkets, doctors, hospital, bus route and other shops and leisure services you would expect from a town.