



H2S3761

Town house in Pedreguer

119,000€

SPACIOUS HOUSE. COULD EASILY BE A 4 BEDROOM HOUSE

TOP OF THE TOWN. LOCAL WALKING ROUTES

GROUND FLOOR PREVIOUSLY LIVED IN

1ST FLOOR NEEDS REFURBISHMENT

LARGE ROOF TERRACE

BUILD 166M². IBI 190€ PER YEAR

LOCAL SWIMMING POOL. BEACHES 15 MINUTE DRIVE

THRIVING TOWN WITH PLENTY TO SEE AND DO

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MONEY LAUNDERING REGULATIONS 2010

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 2013

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.

REGLAMENTO DE BLANQUEO DE DINERO DE 2010

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013

El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

Situated at the top of the town near the beautiful mountain walking routes and Ermita. This is a very good house for the money. 166m² build with a roof terrace, top floor could make additional bedrooms without too much work. Ground floor with character, 2 bedrooms, very spacious kitchen dining room and a separate sitting room.

The house can be accessed from 2 streets giving this house the benefit of having natural light at both ends of the property.

Kitchen dining room with a range of base and wall units, fitted oven, hob and extractor over, double sink with mixer tap. Window and door to the street, walk in pantry, store cupboard housing the hot water boiler, lighting and plenty of space for table and chairs. Stairs leading to the first floor.

Sitting room is spacious with double opening doors leading to the front, 2 doors off to bedrooms 1 and 2.

Bedroom 1 is a double bedroom to the front elevation.

Bedroom 2 is a double bedroom, in need of a window but would be a good office.

Family shower room with a walk-in shower, wash basin, W.C, bidet, window and lighting.

1st floor has the utility room. This is a perfect opportunity to make two further bedrooms and an additional bathroom. There is a door leading to a massive roof terrace and various windows already exist.

For this price it would be a good investment for anyone wishing to live here all year or buy something to rent out for an income.

The house is in a great location and the main town is in walking distance.

This could easily be a 4 bedroom, 2 bathroom house, with little money and a good builder this would make a fabulous home.

It is habitable with just the upstairs in need of refurbishment.

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