



H2S3796

Town house in Pego

115,000€

SPACIOUS HOUSE WITH 4 BEDROOMS.

WELCOMING RECEPTION HALL.

SITTING ROOM, KITCHEN BREAKFAST ROOM

ROOF TERRACE WITH UTILITY ROOM

WALKING DISTANCE OF TOWN

LOCAL WALKING ROUTES

BUILT:1930 BUILD 192M²

IBI 400€ PER YEAR

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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 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.

A spacious 4 bedroom townhouse situated in the market town of Pego. Very little work required, lights and illuminous rooms, within walking distance of the town, roof terrace, patio, sitting room, kitchen breakfast room and downstairs cloakroom.

The approach to the house is via a canopy porch and main door leading to the reception hall with glazed windows either side of the door.

Reception hall is very welcoming with lighting, wall mirror, stairs leading to the first floor, open arch leading to the sitting room.

Sitting room with opening patio doors and glazed window leading to the patio and ceiling lighting.

Patio is part covered and door leading to the kitchen dining room. Ideal for summer dining.

Kitchen dining room with a range of base and wall units, fitted oven, hob, and extractor over. Space for upright fridge freezer, Space for table and chairs, Single sink and drainer, window overlooking the patio and lighting

Guest cloakroom with WC, wash basin and lighting.

First floor landing with doors off to 3 of the bedrooms and family bathroom and two staircases leading to the roof terrace and bedroom 4.

Bedroom 1 with opening patio doors leading to the front elevation, balcony and ceiling lighting.

Family bathroom with a full-length bath and shower over, WC, bidet, wash basin with wall mirror and cabinet over and ceiling lighting.

Bedroom 2 with a window and lighting.

Bedroom 3 at the rear of the property with the window under stairs storage cupboard and lighting.

Second floor with bedroom 4 and utility room and access to the roof terrace. Two sets of stairs leading to the roof terrace.

Bedroom 4 with sliding patio doors and lighting.

Roof terrace has plenty of space for entertaining and sunbathing. Utility room with window, space and plumbing for washing machine.

Locally there are some beautiful walking and cycling routes. Beaches are a 15 minute drive away, the main town is within walking distance. Municipal swimming pool, sports centre, tennis club, 24 hour medical centre and a bus route to Denia and Oliva.

Golf courses, there are several in the local area, Oliva Nova and La Sella. Horse riding on the beaches and some amazing sunsets. Coffee shops and restaurants are in abundance. Major supermarkets, beauty salons and plenty of things to do for all ages and cultures.

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