



H2S3808

Town house in Pego

215,000€

OPPORTUNITY FOR A REAL LIFE IN THE SUN

COURTYARD. ROOF TERRACE. LOTS OF OUTSIDE SPACE.

4 BEDROOMS AND POTENTIAL FOR MORE.
270M² BUILD

BUILT IN 1940 AND SITUATED IN A SORT AFTER LOCATION

IBI 737€ & BASURA 125€ PER YEAR

DO NOT MISS THIS EXCELLENT OPPORTUNITY

SPACE, POTENTIAL FOR PERSONALISING

LIVED IN BY CURRENT OWNER FOR OVER 35 YEARS

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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 ERRONEAS 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 in a very popular location in Pego and ideal for a guest house. This spacious 4 bedroom town house with plenty of outside space including a patio and roof terrace could be two accommodations. One for you and the other for guests. This would make a fabulous guest house, if you are looking for a new life in the sun then look no further. Excellent opportunity and investment.

The approach to the property has plenty of on street parking and a canopied porch with a front door leading into the main reception room.

Lounge dining room with a window to the front and rear of the property. Stairs leading to the first floor, hot and cold air conditioning unit, inset spotlights, kitchenette and door to the shower room. If you were looking at having a guest house, you could easily put a bedroom at the front of this room. At the rear of this room is a hot and cold air conditioning unit.

The main kitchen is now at the rear of the courtyard however it would be very easy to put an oven and hob back into the kitchen as the spaces for them are still in place. There is a window over the kitchen sink and a door leading to the rear courtyard.

Shower room with a shower, W.C,

Courtyard is a perfect place for entertaining and relaxing, it is part open to let natural light in and part covered which forms part of the roof terrace, a feature staircase leading to the games room. Tosca stone open arch to the BBQ and kitchen area, lighting and utility area.

Utility area with a double sink, space and plumbing for washing machine, dishwasher, work surface and wall cupboards.

Games room/bedroom 4 this room is above BBQ and kitchen area, with windows overlooking the courtyard, lighting and currently used as a pool room. If you were to have a business here, I would make this room into private living accommodation. Or as it is now it could easily be a guest bedroom. Above this room is the roof terrace store room. Again, if I was looking at having a guest house, I would put an internal staircase to the room upstairs and the room below making this my private living quarters.

1st floor landing is a generous landing and doors off to Bedrooms, family shower room, rear terrace and stairs to the roof terrace.

Bedroom 1 is a spacious bedroom with a dressing room, there is a divider between the dressing room and the bedroom, however the bedroom does not have a window if you put the divider down. To call this a bedroom you will have to put in a window which would be an internal window. The dressing room has a separate door to the landing and to the balcony that overlooks the courtyard. It could be possible to divide the two rooms and have a 5 bedroom house if you would like to do this.

Bedroom 2 is a double bedroom with a range of built in wardrobes, drawers, mirrorrobes, patio doors to a small balcony at the front.

Bedroom 3 has a lovely bay window to the front elevation, lighting and a range of built in wardrobes with a scene on the coastline towards Montgo.

Family shower room with a double shower cubicle, vanity unit, with cupboards and drawers beneath, W.C, bidet, window and lighting.

Roof terrace is spacious with plenty of area for sunbathing and entertaining. Lovely views over the paseo. A useful storeroom which I would consider changing to a rooftop kitchen or summer sitting room.

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