



H2S3814

Town house in Pegu

75,000€

3 BEDROOMS. 1 BATHROOM

COURTYARD AND ROOF TERRACE

VERY GOOD HOUSE FOR THE MONEY

WALKING DISTANCE TO TOWN AND SHOPS,
BARS, COFFEE SHOPS

LOCAL MUNICIPAL POOL. CYCLE ROUTE TO EL
VERGER AND BEACHES

BUILD 97M². BUILT IN 1930. IBI 211 & BASURA
127€ 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 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.

A very cheap town house in Pego. This house is in a habitable condition with 3 bedrooms, 1 shower room, private courtyard and roof terrace. Perfect house for all year living. Walking distance to town and all the amenities, perfect for a dog owner who wishes to have walks around the countryside.

The approach has on street parking, plenty of it, main door leading into a reception hall.

Reception hall with lighting, door to bedroom 3, open doorway to the sitting room.

Sitting room with lighting and access to the kitchen,

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, upright fridge freezer, breakfast table, stairs to the first floor and door to the summer sitting room.

Summer sitting room with a door to the courtyard and access to the shower room.

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

Courtyard would benefit from being tiled and this would a lovely place to sit and enjoy dinner in the summer.

1st floor landing is very spacious and has room for a second bathroom/shower room. Doors off to bedrooms 1 and 2.

Bedroom 1 is a lovely spacious bedroom with window to the front elevation.

Bedroom 2 is a bedroom to the rear elevation with a window and stairs leading to the roof terrace.

Roof terrace is spacious for dining, sunbathing and entertaining.

This a good house and you can move in as it is. Of course, you will want to personalise it and do the odd few jobs that will make your stay more comfortable.

Pego is a beautiful market town with plenty of shops, bars, coffee shops, bakers, butchers and everything you will need for all year living. A municipal swimming pool, traditional fiestas, tennis club and a 20-minute drive to the beaches. A cycle route from Pego to El Verger is very popular and has recently been resurfaced.

The Marjal national park is a lovely place to go mountain biking and being a nature reserve an abundance of wildlife can be seen.

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