



Bedrooms: 3
Bathrooms: 1
Build: 390m²
Plot: 3797m²

- ✓ Air conditioning
- ✓ Broadband
- ✓ Double Glazing
- ✓ Fitted Kitchen
- ✓ Heating
- ✓ OpenFire
- ✓ Private garden
- ✓ Private pool
- ✓ Secured Parking
- ✓ Views of pool

This is a three-bedroom country property within a short walk of the centre of the village of Pedreguer, with plenty of potential. The property has a built size of around 390m² and has been partially refurbished. The ground floor consists of a completely open-plan living/dining room, a spacious kitchen with pantry, two single bedrooms, one double bedroom, and a family shower bathroom. There is a wine cellar which can be accessed from one of the bedrooms through a hatch. An internal staircase leads to the upper level which needs to be finished. It has the potential to build more bedrooms and extend the living space. The property still maintains many traditional features such as stone walls and wooden beams. The ground floor has the preinstallation for underfloor heating and air conditioning. There is an air-conditioning unit and a log burner in the living area. All the windows are double-glazed with electric shutters and the property benefits from home automation. The plot next to the property also belongs to it and has an extension of around 2000m², so in total the plot size is around 4000m². There is secured parking space for up to four cars, a water deposit that fills with mains water, two separate working sheds, and an 11x4 metre swimming pool. The property benefits from sun.