



2378

Villa in Monte Pedreguer

399,000€

3 BEDROOM DETACHED VILLA

SITUATED IN THE URBANISATION OF MONTE PEDREGUER

GAS CENTRAL HEATING

DOUBLE GLAZING

SHUTTERS

PRIVATE SWIMMING POOL

BEAUTIFUL MOUNTAIN AND SEA VIEWS

CLOSE TO PEDREGUER TOWN CENTRE

15 MINUTES DRIVE TO DENIA AND STUNNING BEACHES

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MONEY LAUNDERING REGULATIONS 2003

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 1991

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.

Beautiful detached villa located in Monte Pedreguer. The approach to the property is via a pedestrian path and steps leading to the main level. There you will find terraces suitable for sunbathing, seating and summer dining. From the terraces there is a step and ramp leading to another rear terrace perfect for BBQ and entertaining. Private 8x4 swimming pool with Jacuzzi area. Driveway leading to the property with space for several cars plus a garage suitable for 1 car and an adjacent car port.

The main door of the property leads to the reception area with doors to lounge. The lounge dining room is large, very light and airy with windows and sliding doors leading to the pool area. The lounge offers pretty views of the mountains and surrounding areas. Air conditioning units and radiators. Cloakroom with w.c. and wash basin. Separate fitted kitchen with base and wall units, sink, hob, oven and window.

Bedroom 1 is a double room with an ample dressing area with built in wardrobes, air conditioning unit and sliding doors leading to a private balcony with sea views. En-suite bathroom with w.c., wash basin, bath and separate shower.

From the outside terrace there is a door and steps down to the lower level of the property leading to a large naya with plenty of entertaining space and beautiful sea views. Another door takes you to an apartment with kitchen, 2 double bedrooms plus a smaller room which could be used as another bedroom or office space. Bedroom 2 has a window and bedroom 3 has a window, built in wardrobe and a door leading to the 4th bedroom or office space.

Low maintenance gardens, gas central heating, double glazing, shutters and mosquito nets. Ideal property for living in all year around or as a holiday home situated 5 minutes away from Pedreguer town centre with bars, restaurants, shops and amenities. Only a 15 minute drive to Denia and its STUNNING BEACHES. Approximately 1 hour away from Alicante and Valencia airports.