









Villa in Pedreguer 349,995€

WONDERFUL DETACHED VILLA IN TRANQUIL LOCATION

2 BATHROOMS

SEVERAL TERRACES. SOUTH FACING

CENTRAL HEATING. A/C UNITS

10 MINUTES TO INCREDIBLE BEACHES

3 DOUBLE BEDROOMS

10X5 PRIVATE POOL. LOW MAINTENANCE GARDENS

SUPERB MOUNTAIN AND SEA VIEWS

SHORT DRIVE TO ALL AMENITIES

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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.



Delightful villa ideal for permanent living and enjoying a private and south facing position. The property can be approached by a gated driveway with a car port at the end with space for a car. Few steps rising to the main level. The main door leads into a welcoming reception area with a useful fitted cupboard and arches one leading to the bedrooms and another archway leading to the open plan lounge dining room and kitchen.

Enchanting archways to the lounge and dining room featuring exposed beams and barrelled ceiling. This room is light and has hot and cold air conditioning unit. There is an office off the dining area with window to the side.

Large designer kitchen with dining area. This incredible kitchen has a range of base and wall units, hob, extractor, fitted oven, sink, built in dishwasher, space and plumbing for a washing machine and a generous work surface ideal for people who enjoy cooking. From the dining area there is an archway to a sitting area ideal for reading and enjoying the views.

Master bedroom is spacious with 2 sets of double wardrobes and cupboards over, window with pretty views, radiator and tosca stone arch to the en suite.

The en suite has w.c, his and her wash basins with shelving beneath and mirrors over, walk in shower and window.

Bedroom 2 is double with two double wardrobes and cupboards over, radiator and window with views of the surrounding area and mountains.

Bedroom 3 is also double with window overlooking the pool and radiator.

Bedroom 2 and 3 are serviced by a family bathroom with w.c, wash basin, Jacuzzi bath with shower over, heated towel rail and window.

Outside.

Low maintenance gardens with an extensive range of beautiful plants and fruit trees. 10 x5 swimming pool, outdoor shower and several terraces enjoying the sunny position and incredible views.

Private lower garden with water fountain and space for seating and sunbathing.

Covered naya with plenty of space for seating and entertaining. Outdoor kitchen with bbg and space for a fridge.

Large under build with a lot of space for storage and possibilities to be converted subject to planning.

Gated driveway and new car port for one car.

This property benefits from gas central heating, air conditioning units, double glazing, shutters and mosquito nets. The property also has alarm system and cavity wall insulation to keep the house warm in winter and cool in summer.

Incredible open views of the surrounding mountains and sea views across the orange groves. You can enjoy this fabulous views from all the rooms in the villa and all the terraces around the plot.

All accommodations are on one level. Ideal property for holidays or permanent living offering comfort and tranquil environment only 5 minutes away from shops, supermarkets, bars, restaurants and more services in town. Pedreguer is a traditional town only 10 minutes away from the magnificent beaches. Nearest town Denia.