



H2S3050

Villa in Pedreguer

220,000€

SEA VIEWS OVER THE ORANGE GROVES

BUILT AND PRESENTED TO A HIGH STANDARD

IBI 500€ PER ANNUM. BASURA 88€ PER ANNUM

DOUBLE GLAZING, AIR CONDITIONING, SHUTTERS, MOSQUITO SCREENS

MAIN ACCOMMODATION ON ONE LEVEL

ELECTRIC GATE, DRIVE AND GARAGE

PLENTY OF OUTSIDE USEABLE ENTERTAINING AREAS

WOOD BURNING STOVE SET INTO A BEAUTIFUL STONE FIREPLACE

ACTIVE LOCAL AREA WITH PLENTY TO SEE AND DO

10-15 MINUTES DRIVE TO BEACHES. LOCAL TOWN WITH ALL AMENITIES

Situated on a beautiful urbanisation within a 10-15 minutes' drive of the stunning beaches of Denia, this 3 bedroom, 4 bathroom villa is presented to a very high standard with double glazing, wood burning stove, mosquito screens, shutters, hot and cold air conditioning, SEA VIEWS, garage, driveway with electric gate, separate guest suite and separate apartment with kitchen.

The approach to the villa is via an electric vehicular gate leading to parking and the garage. There is also a pedestrian gate leading to the front terrace and canopied porch to the villa reception hall.

Front terrace with plenty of entertaining space, enclosed and private, outside lighting, steps leading down to the garage and steps leading to the other side of the villa.

Canopied porch with lighting and a door to the reception hall.

Reception hall is spacious with a cloaks cupboard, lighting and the first this you notice is the sea views through the double-glazed window. Doors off to the master bedroom, guest cloakroom and the living room.

Guest cloakroom with window, wash basin, WC and lighting.

Lounge with several windows to the front, rear and side, double opening patio doors leading to the naya with sea views, hot and cold air conditioning unit, inset wood burning stove in a beautiful stone fireplace and surround, lighting and open doorway leading to the kitchen.

Naya has lighting, open arches, plenty of space for table and chairs with stunning views over the orange groves leading to the sea.

Kitchen is a galley kitchen with a range of base and wall units, window, lighting, single sink and drainer with a mixer tap over, fitted oven, hob and extractor and space for a fridge freezer.

Master bedroom with double opening doors leading to a private balcony with sea views, hot and cold air conditioning unit, lighting, built in double wardrobe and an en suite.

En suite has a walk-in shower cubicle, wash basin, WC, window and lighting.

Downstairs has a separate guest apartment and a guest suite.

Guest apartment with open plan living, a small kitchenette with a fitted oven, hob and extractor, space for a fridge freezer, to windows with sea views, space for a table and chairs, sofa, double bed and an en suite.

En suite has a walk-in shower cubicle, wash basin, WC, bidet, window and lighting.

Guest suite with a separate entrance, window with sea views, built in double wardrobes, lighting and an en suite.

En suite has a walk-in shower cubicle, window to the side, wash basin, WC and space and plumbing for the washing machine.

Naya 2 is a great place for guests to enjoy the Stunning scenery and SEA Views with space for tables and chairs and sun loungers.

The gardens are very well maintained and designed to be low maintenance with an array of fruit trees, plants indigenous to the local area, plenty of space for a swimming pool and as this is on urbanised land and the neighbours have a pool then this will be possible. The owners have an outside shower cubicle and dressing area.

Various seating and sunbathing areas, plenty of useable entertaining areas.

The current owners have lived in this house as a family home and are now moving back to Germany due to personal reasons, it has not been rented out although would lend itself nicely to rent out as it has separate accommodation.

Local area has shops, bars, restaurants, supermarkets, vets, English speaking doctors, dentists, 5 minutes' drive to the indoor air-conditioned shopping centre, local Golf course, equestrian centre, farmers market on a Saturday, rastro market on a Sunday local

bowls club, plenty of beautiful walks around the mountains and valley.