



2832

Villa in Pedreguer

250,000€

## Overview

A very well maintained detached villa with plenty of rustic charm and character, air conditioning, heating, 3 double bedrooms, 2 bathrooms all on one level and on a flat plot 1662m<sup>2</sup>. Lounge, kitchen, utility, dining room with views over the poolside and close to town and a 10-minute drive to Denia and Javea. PRIVATE GARDENS.

The approach to the property has a gated entrance, car port and parking for several vehicles. Mature landscaped gardens with an original well for garden watering.

A couple of steps to the front door with a canopied porch over.

Entrance leads into the utility room with space and plumbing for washing machine, arch to kitchen, window to the front, wall mounted cupboards and a useful work surface.

Kitchen with a range of base and wall units, drawers, fitted dishwasher, sink and drainer with a window over, fitted oven, hob and extractor, space for a fridge freezer, space for a drinks fridge, microwave cupboard (concealed).

Lounge with a wood burning stove, barrelled ceilings with exposed timber beams, ceiling fan, wall lights, doors off to bedroom 3, open arch to dining room, entrance to inner hallway.

Dining room with panoramic views of the poolside and mountains of Pedreguer and the surrounding countryside. Exposed timber beams, ceiling fan and opening door to entertaining area and poolside.

Inner hallway with wall mounted electric radiator doors off to bedroom 1, 2 and shower room.

Bedroom 1 with window to the rear elevation, air conditioning unit, wall mounted radiator, built in double wardrobes, built in airing cupboard, en suite shower room.

En suite shower room with double walk in shower cubicle, was basin, w.c, window and heated towel rail.

Bedroom 2 with exposed timber beams, air conditioning unit, free standing double wardrobe, two windows one to the side elevation and one to the front elevation and a wall mounted radiator.

Bedroom 3 with air conditioning unit, wall mounted radiator, window to the rear, built in double wardrobes and a ceiling fan.

Family shower room with walk in shower cubicle, w.c, wash basin, window, towel rail and wall mirror.

Outside is a 10 x 5 swimming pool with steps down. Plenty of sunbathing space, dining areas, bbq areas, lawn, an array of indigenous plants, pretty pathways, brick built garden shed, outside lighting, irrigation system, car port, log store, fruit trees, original well for garden water and a satellite dish.