



H2S3165

Villa in Pedreguer

225,000€

4 BEDROOMS. 2 BATHROOMS. DETACHED VILLA

PRIVATE SWIMMING POOL WITH ROMAN STEPS

GARAGE AND DRIVEWAY WITH ADDITIONAL PARKING

SPACIOUS SUN ROOM/NAYA ENCLOSED WITH LOVELY MOUNTAIN VIEWS

ANNUAL CHARGES, TAX 400€ AND RUBBISH 88€

SELF CONTAINED APARTMENT WITH SEPARATE ENTRANCE

CLOSE TO DENIA AND JAVEA BEACHES APPROXIMATELY 15 MINUTE DRIVE

LOCAL BAR AND RESTAURANT

PLENTY OF OUTSIDE ENTERTAINING, DINING AND SUNBATHING SPACE

PLOT SIZE 1500m² and BUILD SIZE 160m²

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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.

A spacious 4-bedroom detached villa situated on Monte Pedreguer near Denia and Javea. With 3 bedrooms in the main house and a 1-bedroom separate self-contained apartment with private entrance. Private swimming pool, plenty of outside space for entertaining, sunbathing and dining.

The approach to the property is via a driveway and parking for a couple of vehicles, an additional pedestrian entrance from the garage which means that you can rent out the apartment and the tenant can use their own entrance keeping your privacy.

There are steps at this villa so would not be suitable for people who have difficulties walking. This would suit an active family or couple.

The outside garden is 1500m² plot and the build is approximately 160m² with a range of Mediterranean shrubs, trees and natural mountainside vegetation. The poolside has plenty of entertaining terraces with an 8 x 4 meter swimming pool with Roman steps.

Open plan lounge dining room with barreled ceilings and exposed timber beams, wood burning stove, 2 large windows to the side, sliding doors to the naya/ sun room, ceiling lights, ceiling fan, air conditioning unit, door to the kitchen and arch to the bedrooms.

Naya/sun room with glazed windows, views over to the Montgo National park and mountain, door to the side elevation, exposed beams and lighting.

Kitchen with a range of base and wall units, oven, hob, single sink and drainer with a drinker water filter, larder cupboard with hot water cylinder, window to the rear and lighting.

Bedroom 1 is a double bedroom with a window to the front elevation and views to the mountainside, built in double wardrobes with cupboards over and lighting.

Bedroom 2 is a double bedroom with a window overlooking the poolside, built in double wardrobes with cupboards over and lighting.

Bedroom 3 is a single bedroom with a window overlooking the poolside, built in double wardrobes with cupboards over and lighting.

Family shower room with a walk-in shower cubicle, W.C, vanity unit with wall mirror over and cupboards beneath, window and lighting.

Apartment has an open plan lounge kitchen dining room, with a window to the side, door to bedroom and shower room.

Bedroom 4 is a generous size bedroom with a window to the side and lighting.

Shower room with a walk-in shower cubicle, W.C, wash basin and lighting.

Utility room is on a level between the main house and the apartment so can be used by either accommodation. This is a very large store room great for golf clubs, bicycles, surf boards and other outdoor equipment.

Garage has a gate at the front and walls to the rear and sides.