



H2S3360

Villa in Pego

385,000€

6 BEDROOMS, 3 BATHROOMS

SUNNY PLOT. SOUTH FACING POOL

GORGEOUS MOUNTAIN VIEWS

12 X 6 m SWIMMING POOL

BEAUTIFUL LOW MAINTENANCE GARDENS

SEVERAL TERRACES. GATED DRIVEWAY

AIR CONDITIONING UNITS. WOOD BURNER

253 m² BUILD. 1300 m² PLOT

IBI ANNUAL 280€ RUBBISH ANNUAL 126€

QUIET LOCATION. 10 MINUTES' DRIVE TO AMENITIES & 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.

Stunning 6 bedroom detached villa in Monte Pego, on a sunny plot of 1300 m<sup>2</sup>, the area is a well established residential area close to the towns of Denia, El Verger and Pego. This villa is perfect as a permanent home or investment with gorgeous views of the mountains. Large swimming pool and pretty gardens. Gated parking. Air conditioning units. Spacious living accommodation. Separate self-contained apartment for guest. Double glazing. Wood burner. 10 minutes' drive to restaurants, shops, supermarkets and fantastic beaches.

The approach to the villa is via electric gate and private driveway with space for several cars.

The main door opens in to the dining room.

The dining room lighting, window, air conditioning unit, pretty exposed timber beams and archways to the lounge and kitchen.

The lounge is light and airy. Feature fireplace with inset wood burner, air conditioning unit, windows and double opening doors to the naya and poolside.

Good size kitchen with a range of base and wall units, oven, hob and extractor, sink, window, washing machine, tumble dryer, dishwasher and fridge freezer.

Master bedroom. Dressing area with shelving at the entrance, the room is very light and has window and a door to the naya and poolside, two double wardrobes with cupboards over and air conditioning unit. En suite bathroom with bath and shower over, w.c, bidet, vanity unit with mirror over and window.

Bedroom 2 is a double with 2 double built in wardrobes with cupboards over, air conditioning unit, window and door to the naya.

Bedroom 3 is currently used as an office, it's a double and has window and air condition unit.

Bedroom 4 is a double bedroom with air conditioning unit and two windows.

Bathroom with w.c, bidet, wash basin, window and bath with shower over.

On the 1st floor there is a lovely bedroom (bedroom 5) with ceiling fan and windows with beautiful views to the mountains. This room is currently used as a 2nd lounge.

On the lower floor there is a self-contained apartment with independent entrance on the side of the property.

There is a lounge dining room with ceiling fans and window. This room is used as further bedroom when needed.

Shower room with w.c, wash basin and walk in shower cubicle.

The kitchen is a very good size and it's fitted with base and wall units, sink, free standing cooker and extractor.

Bedroom 6 has built in wardrobes and window.

## Outside

Large naya overlooking the pool with space for entertaining. Sunny terrace perfect for sunbathing next to the pool. Outdoor shower and bbq area with sink.

Large 12 x 6m swimming pool with Roman steps, perfect for swimmers, the views from this area are just spectacular. There are plenty of seating areas around the plot. Very well maintained gardens with many pretty plants with flower and fruit trees.

Large terrace with a charming balcony with the most INCREDIBLE VIEWS of the mountains and orange groves. Gated driveway with space for several cars. There is also a workshop with window and an under build with a lot of space for storage and the pump for the pool. This modern villa needs no work and it's ideal as an investment or permanent home. It's only 10-15 minutes away from

STUNNING BEACHES and a 10 minutes' drive to bars, restaurants, shops, supermarkets and more. Approximately 1 hour from Valencia and Alicante airports. SUN ALL YEAR ROUND.