



H2S3392

Villa in Pedreguer

220,000€

BEAUTIFULLY KEPT DETACHED VILLA

3 DOUBLE BEDROOMS, 2 BATHROOMS

PRIVATE SWIMMING POOL. LOW MAINTENANCE GARDENS

ALL ACCOMMODATION ON ONE LEVEL

GORGEOUS MOUNTAIN VIEWS

GATED PARKING. SUNNY POSITION

DOUBLE GLAZING. WOOD BURNER

453 M² PLOT. 110 M² BUILD

ANNUAL COSTS IBI 300€. BASURA 80€

VERY SHORT DRIVE TO AMENITIES. 15 MINUTES' DRIVE TO BEACHES

Beautifully kept detached villa located in Monte Solana, Pedreguer a friendly and traditional Spanish town with plenty of amenities and only 15 minutes away from stunning beaches. 3 double bedrooms, 2 bathrooms, master with en suite, spacious open plan lounge dining room, fitted kitchen, private swimming pool and glazed in naya. This property enjoys a sunny position and gorgeous views of the mountains. Double glazing, shutters, mosquito nets, hot and cold air conditioning, low maintenance gardens and plenty of terraces around the plot. Gated car port. Very short drive to the town centre and amenities such as local shops, supermarkets, bars, restaurants, etc. 1 hour approximately from Alicante and Valencia airports. 15 minutes drive to Denia port, marina and thriving town.

The approach to the property is via a gated car port and few steps to the main level. Front glazed in naya with beautiful views of the mountains and sunny position. The main door opens into a spacious open plan lounge dining room.

Very light lounge dining room with coving to ceiling, fireplace with inset wood burner, window, ceiling lighting and archway leading to the kitchen.

Kitchen fitted with a range of base and wall units, electric hob, extractor, oven, sink with mixer tap and drainer with mixer tap over, space for a fridge freezer and space and plumbing for a dishwasher. Double glazed window, ceiling lights, coving and archway to the adjacent utility room.

The utility room has space and plumbing for a washing machine, hot water cylinder, window and additional space for storage.

Master bedroom with en suite. This room is very light and has double built in wardrobes with cupboards over, coving, ceiling fan and lighting, window overlooking the pool side and the mountains.

En suite bathroom with full length bath and shower over, wash basin, w.c., tiled floor and walls and double glazed window.

Bedroom 2 is double with built in wardrobe and cupboard over, coving and double glazed window.

Bedroom 3 is a double, currently used as an office, with double built in wardrobe with cupboard over, coving and double glazed window to the rear elevation.

Family shower room with a walk in shower, wash basin, w.c. and window.

Outside.

Low maintenance gardens and sunny terraces. Private 8 x 4 swimming pool with Roman steps and space around it for sunbathing.

Gated car port with space for a car.

Underneath the property there is a spacious under build which has a lot of useful space for storage.

This property is ideal as a permanent home, it offers comfort, space and all accommodation on one level. It would also make a wonderful holiday home with low maintenance gardens and 15 minutes' drive from stunning beaches. The town of Pedreguer is only 5 minutes' drive away with a variety of shops, bars, restaurants and supermarkets. The town is friendly and has schools, medical centre, sports centre, etc.