



H2S3569

Villa in Pedreguer

210,000€

3 DOUBLE BEDROOMS. 1 FAMILY BATHROOM

PRIVATE SWIMMING POOL WITH BEAUTIFUL SEA VIEWS

SPACIOUS SITTING ROOM AND NAYA/DINING ROOM

QUIET LOCATION, URBANISATION WITH A POPULAR RESTAURANT

PRICE IS NEGOTIABLE

LIVED IN BY CURRENT OWNERS FOR 17 YEARS

BUILT IN 1981. 124M² BUILD. PLOT 768M²

IBI 200€ AND BASURA 88€ PER YEAR

Cheap spacious villa with views of Ibiza on a clear day. Situated on Monte Pedreguer with Denia and Javea a 15 minute drive, the Mirador is just up the hill a lovely short walk away. 3 double bedrooms, private pool and lived in by the current owners for 17 years.

The approach to the villa has a few steps and a suitcase ramp leading to the main entrance. PLEASE DO NOT CONSIDER VIEWING IF YOU CANNOT WALK DOWN STEPS, UNLESS YOU CONSIDER HAVING A STAIR LIFT OR NORMALLY PUT IN. Outside lighting, shaded seating terrace and door leading into the kitchen.

Kitchen is adequate with a window, hot water cylinder, dishwasher, fridge, store cupboards, double sink with mixer tap over, freestanding cooker and lighting.

Sitting room with a window to the side elevation and mountain views, a window to the front elevation overlooking the naya/dining room and this has sea views. The ceiling has exposed timber beams and barrelled ceilings, central ceiling light and fan. Free standing wood burner, door to the naya/dining room and arch to the inner hallway. This is a great entertaining room.

Naya/dining room with beautiful views over the valley down to Javea and the sea, Montgo mountain and views over the nature valley.

Inner hallway with doors off to the 3 double bedrooms and the family bathroom.

Bedroom 1 a double bedroom with built in wardrobes with traditional Valencian doors and cupboards over, a window with views over the valley and lighting and ceiling fan.

Bedroom 2 another double with built in wardrobes and cupboards over, ceiling light and fan and window.

Bedroom 3 is a double bedroom with a window and beautiful views down the valley to the sea, ceiling fan and lighting.

Family bathroom with a full length bath and shower over, vanity unit with drawers beneath and mirror and lighting over, wash basin and an obscure glazed window.

The gardens are terraced with plenty of scope for growing your own produce, irrigation system has been set up for low maintenance and a few steps down to the poolside and additional terraces.

Store room and utility room has space and plumbing for washing machine, lighting and has the potential for more accommodation if required. Not needed by the current owners other than for storage.

The poolside is a lovely area, plenty of space for entertaining and sunbathing. The views are uninterrupted over the valley down to Javea and Montgo mountain. The pool has Roman steps and a ladder in the deep end.

Various other terraces for seating and entertaining are around the villa to enjoy the views and relaxation of the surrounding area.

The current owners have lived here for 17 years and are now moving back to their homeland, they have had very happy memories in the house with their family. They bought the house because of the beautiful views and the location was not at the top of the mountain but still high enough to enjoy the quiet lifestyle they wanted.

Javea and Denia are around a 15 minute drive and Pedreguer town is just down the road. The local restaurant is called Flames and is very popular with the local residents.