





## 3 soveværelse Villa til salg i Pedreguer, Alicante

399.995€



Located on the outskirts of Pedreguer this charming 3 bedroom, 3 bathroom detached villa with garage, parking and private pool is definitely one to add to your viewing list! From the driveway a few steps lead up to a fabulous large paved terrace and the main entrance to the property where rejas with a fully glazed, arched doorway leads into the spacious enclosed naya - a bright and sunny area useful for dining, entertaining or easily converted for use as a home office, playroom etc. From here you enter the lounge / dining area with lovely beamed ceiling, feature fireplace with log burner and the guest WC. The fully fitted kitchen is adjacent to the dining area with breakfast bar, granite worktops, integrated appliances and ample wall and base units. From the lounge glazed french doors lead into double bedroom 1 with en-suite shower room and access to a lovely private terrace with rural and mountain views. The accommodation on the first floor comprises a large bright landing with access to the upper balcony / terrace: double bedroom 2 with built in wardrobes, H/C A/C and access to the balcony / terrace with a particularly spacious en-suite shower room which currently also houses the washing machine and double bedroom 3 with built in wardrobes, H/C A/C and en-suite bathroom with half bath with shower over. Outside from the large terrace a few steps lead up to the fabulous, very private pool and sun terrace with lovely rural and mountain views. There are further terraces and gardens around the property which provide ample sunny and shady areas - ideal for al-fresco dining and entertaining with friends and family. The gardens are low maintenance and are planted with mature typically Mediterranean species including bougainvillea, oleanda, palms, hibiscus, algaroba, nisbero and rubber trees. This truly is a hidden gem of a property with easy access to the N332 and the AP7 motorway and just a few minutes drive to the La Marina Shopping Centre at Ondara and also to all the local amenities in and around Pedreguer. The Denia Marriott Hotel and the La Sella Golf Course are close by and the beautiful coastal resorts of Denia and Javea can be reached within a 15 minute drive. SPECIFICATION INCLUDES: Private Parking, Private Garage, Private Pool, Double Glazing, Hot and Cold Air Conditioning, Log Burner, Built in Wardrobes. The Property Team know that buying a property in Spain is a huge decision but with our local knowledge we can guide you through the process and answer any questions or concerns.

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|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  3 soveværelser                   |  3 badeværelser |  196m <sup>2</sup> Byg størrelse |
|  984m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Svømmepøl                                                      | <input checked="" type="checkbox"/> Country Walks                                                                     |
| <input checked="" type="checkbox"/> Air Conditioning Hot/Cold                                                       | <input checked="" type="checkbox"/> En Suite Shower Room                                           | <input checked="" type="checkbox"/> Fireplace                                                                         |
| <input checked="" type="checkbox"/> Fitted Kitchen                                                                  | <input checked="" type="checkbox"/> Separate WC                                                    | <input checked="" type="checkbox"/> Off Road Parking                                                                  |
| <input checked="" type="checkbox"/> Short Drive To Shops                                                            | <input checked="" type="checkbox"/> Short Drive To Bars/Restaurants                                | <input checked="" type="checkbox"/> Outskirts of Town                                                                 |
| <input checked="" type="checkbox"/> Nearest Airport Valencia                                                        | <input checked="" type="checkbox"/> Nearest Airport Alicante                                       | <input checked="" type="checkbox"/> Hills & Mountains                                                                 |
| <input checked="" type="checkbox"/> Inland                                                                          | <input checked="" type="checkbox"/> Terrace                                                        | <input checked="" type="checkbox"/> Septic Tank                                                                       |
| <input checked="" type="checkbox"/> Rustic Style                                                                    | <input checked="" type="checkbox"/> Pool                                                           | <input checked="" type="checkbox"/> Private Garage                                                                    |