

## 3 bedroom Villa for sale in Pedreguer, Alicante

499,000€

Discover the modern villa of your dreams in Monte Solana, Pedreguer! This stunning property stands out for its contemporary design and its magnificent open views to the surroundings, offering a peaceful and exclusive environment.











Upon entering the villa, you will be greeted by a spacious living-dining room that integrates perfectly with an open-plan kitchen, equipped with high and low units with granite worktops, ideal for those who love cooking and family life. The house has three spacious bedrooms, perfect for providing comfort and privacy to its occupants, and two bathrooms elegantly designed with modern ceramic tiles on floors and walls.

The 300 m<sup>2</sup> plot is home to a spectacular 6 x 3 metre swimming pool, which has pre-installation for heating, allowing you to enjoy a dip at any time of the year. The pool terraces are protected by elegant glass railings, providing a safe and stylish space to relax and admire the scenery.

The exterior of the villa is complemented by beautifully landscaped gardens and a double carport, offering ample space to park your vehicles in comfort. The façade of the property combines a tiled and plastered finish, giving a modern and attractive touch to the residence.

As for the technical specifications, the villa is equipped with minimum UV protection glass 4/6/4, guaranteeing the entrance of natural light without compromising your well-being. The solid wood interior carpentry in white colour, with brushed steel door handles, adds a touch of elegance to every corner of the house. In addition, the swing brake system on the wardrobe doors ensures smooth and quiet operation.

Climate control is ensured with a ducted air conditioning and heating system, powered by a Panasonic reverse heat pump, guaranteeing an ideal temperature all year round. The bathrooms feature modern bathroom fittings, including floating WC, vanity units, contemporary shower trays and mixer taps in black or chrome, offering functionality and style in every detail.

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|  3 bedrooms                  |  2 bathrooms   |  132m <sup>2</sup> Build size |
|  300m <sup>2</sup> Plot size |  Swimming Pool |  Air conditioning             |
|  Automatic irrigation        |  Carport       |  Central heating              |
|  Double glass                |  Electricity   |  Fitted wardrobes             |
|  Garden                      |  Intercom      |  Patio                        |
|  Pool                        |  Terrace       |  water                        |



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