



## Detached Villa for sale in Pedreguer, Pedreguer

495,000 €

Reference: R4821319 Bedrooms: 3 Bathrooms: 2 Plot Size: 874m<sup>2</sup> Build Size: 207m<sup>2</sup>







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## Marina Alta, Pedreguer

A Delightful well presented 3 bedroom 2 bathroom family villa with open panoramic sea views and with potential to easily increase the current accommodation if required. The property is located on a small urbanisation very close to all amenities with the nearest supermarket, restaurants and bars just a 5 minute drive and the coastal towns of Denia and Javea around 20/25 mins car journey. The villa is distributed over two levels with the main living area all on one floor. The property is entered directly from the driveway into an entrance porch leading into the main living/dining room with feature fireplace and views looking out towards the valley and sea in the distance, double doors lead into the sun lounge with excellent panoramic views and with exterior door leading out to the stairs which go to the pool level. An inner hallway leads to the well appointed kitchen, with opening to the dining room and further door leading into the sun lounge. From the hallway we find a family bathroom and 3 double bedrooms with the master having a full ensuite bathroom and double doors leading out onto a private balcony. &#13;

Outside a further staircase connects the upper and lower levels of the property and leads to the pool terrace with private 8m x 4m swimming pool with amazing views, from the terrace there are double french doors giving access to the underbuild with maximum ceiling height which is currently used as a store/pool room but could easily be increased to create a separate guest apartment, gymnasium, or cinema /games room. The property is accessed from the road via double electric gates leading onto a level driveway with parking for several cars with easy access to the main living accommodation.&#13;

The property benefits a central ducted hot and cold air conditioning system to all rooms and has upvc double glazed windows and doors with persiana`s.&#13;

A very nice property with fantastic views, maintained to a high standard and offers further potential if required.&#13;



## Features:

### Features

Fitted Wardrobes

### Pool

Private