



## Detached Villa for sale in Pedreguer, Pedreguer

549,000 €

Reference: R4964497 Bedrooms: 5 Bathrooms: 4 Plot Size: 3,450m<sup>2</sup> Build Size: 400m<sup>2</sup>





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## Marina Alta, Pedreguer

Stunning 400m<sup>2</sup> Villa for Sale in Pedreguer with Panoramic Sea and Mountain Views

This exceptional villa, set on a private 3,450 m<sup>2</sup> plot, combines spaciousness, comfort, and breathtaking views, offering a unique lifestyle in a tranquil and exclusive setting.

### Functional and Spacious Layout

The villa is arranged over three levels:

#### Ground Floor:

An elegant entrance hall leads to a bright and expansive living-dining room filled with natural light. Additionally, there is another lounge with a fireplace that opens onto a covered terrace and a 60 m<sup>2</sup> open terrace, perfect for enjoying the panoramic views. This floor also includes a guest toilet, an independent kitchen with a pantry, and access to the utility room and the extensive garden.

#### Upper Floor:

This level features five bedrooms with built-in wardrobes, including a master bedroom with an en-suite bathroom. There is also a second full bathroom. One of the bedrooms provides access to a covered terrace with stunning views of the city and the sea.

#### Lower Floor:

An independent guest apartment, ideal for family, visitors, or even as a professional office. It comprises a living-dining room with a fireplace, access to a covered terrace, a kitchen, pantry, full bathroom, storage room, and a large closed garage.

### Outdoor Spaces and Features

**Parking Area:** Covered parking for two vehicles, plus additional uncovered space for several more.

**Gardens:** A well-maintained garden with spacious areas and an additional small house currently used as a storage room.

**Comfort and Details:** Air conditioning with a heat pump, high ceilings that enhance the sense of space and design, and high-quality finishes, carefully built by the current owners.

**Water Supply:** The property features two water meters—one for potable water for the house and another dedicated solely to the garden's automatic irrigation system.



## Unmatched Potential

This villa is perfect for a large family or for those seeking a Mediterranean retreat that combines space, privacy, and proximity to local amenities. The property stands out for its versatility and customization potential, making it ideal for enjoying the Mediterranean climate year-round.

Don't miss the chance to visit this magnificent property and be captivated by its unique charm and privileged location.



## Features:

### Features

Covered Terrace

Private Terrace

Storage Room

Utility Room

### Parking

Garage