



## Detached Villa for sale in Pedreguer, Pedreguer

340,000 €

Reference: R5225767 Bedrooms: 5 Bathrooms: 4 Build Size: 354m<sup>2</sup>





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## Marina Alta, Pedreguer

Discover this historical jewel and unique property located in the prime central location of Pedreguer, in the heart of the Northern Costa Blanca. This imposing Traditional Village House, built in 1950 (352 m<sup>2</sup> constructed area on a 143 m<sup>2</sup> plot), represents an unparalleled investment opportunity for lovers of traditional urban living with huge renovation potential.

The imposing solid wood entrance door welcomes you to a home steeped in history and tradition.

### Structure and Comprehensive Renovation Potential

The property extends across three spacious floors plus a solarium terrace, offering exceptional versatility for a comprehensive renovation project:

**Ground Floor (91 m<sup>2</sup>):** Entrance hall, large living room with fireplace, two bedrooms, kitchen leading to a small interior patio, and a bathroom. Includes a spacious, cool basement/cellar. Added Value: Features a small Commercial Unit of 40 m<sup>2</sup> with independent street access, ideal for generating rental income or personal business use.  
**First Floor (119 m<sup>2</sup>):** Large hallway, two double bedrooms and one single, kitchen with a large pantry and fireplace, a WC, and a spacious dining room with large windows. This floor also includes a large outdoor patio and an attached 18 m<sup>2</sup> storage building.  
**Second Floor (86 m<sup>2</sup>):** Unfinished space (open-plan) with high ceilings, offering a blank canvas for the design of customized rooms (e.g., master suite, studio). It features a large patio and balconies overlooking the main town square.

### Period Features and Unrivaled Views

This residence retains the authentic charm of the past, featuring high ceilings, built-in wardrobes, magnificent solid wood doors, and beautiful original flooring.

The highlight is found on the upper level (3rd floor): a large solarium terrace that offers stunning panoramic views of the majestic surrounding mountains and the Mediterranean Sea.

### Strategic Location and Coastal Proximity

Located in the absolute center of Pedreguer, the house is just meters away from the Church, Town Hall, parks, and all essential amenities (shops, commerce, restaurants).

**Connectivity:** Quick and easy access to the AP-7 highway (Alicante-Valencia).  
**Coastal Access:** Only 10 minutes drive from the beaches of Denia and Jávea, perfectly combining the tranquility of a traditional village with immediate proximity to the coast. This historical property requires a full comprehensive renovation, providing the perfect opportunity to create a unique bespoke home, a large family residence, or a rewarding boutique accommodation project on the Costa Blanca.



## Features:

Features

Storage Room

Parking

Garage