



# Semi-Detached House for sale in Pedreguer, Pedreguer

295 000 €

Référence: R5249191    Chambres: 3    Bain: 2    Terrain: 200m<sup>2</sup>    Construite: 108m<sup>2</sup>





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## Marina Alta, Pedreguer

Some homes simply surprise you. The moment you walk in, you fall in love with the view. You look out over the orange groves and the mountains, and instantly feel at ease. The garden surrounding the home ensures there's always a place to sit: in the sun, in the shade, sheltered or with a gentle breeze. It's a place that feels wonderful at any time of the year.

With 108 m<sup>2</sup> of built area, three bedrooms, two bathrooms and multiple terraces and gardens, this home is ideal for longer stays, holidays, or even full-time living.

Inside, the house is stylish and bright, featuring a completely new kitchen (2025) designed for the good life: a bar for drinks, a steam oven, a dual-zone wine cooler, a large gas stove, a filtered drinking water tap and plenty of space to cook for friends who decide to stay for dinner.

The living room flows directly into the naya, a spacious room with room for a large dining table and stunning views. It's the perfect spot to enjoy the most beautiful pink evening skies. The naya has large sliding windows that you can open wide to let the breeze flow through on warm days. It's a wonderful place to gather with friends and family in spring and autumn.

Upstairs you'll find two bedrooms and a bathroom with a bathtub. Downstairs there is yet another surprise: a fully independent guest floor with its own entrance, a small hall (perfect for a coffee corner or workspace), a generous bedroom, a bathroom and a laundry room. Perfect for guests, friends or family.

Throughout the house, you'll find Mediterranean details: beautiful patterned tiles on the stairs, wooden beams, warm tones and that typical Spanish light that makes everything look even better.

The swimming pool of the urbanización is a true gem: large, deep, perfect for swimming laps and also equipped with a shallow area for children. It's remarkably peaceful—just the way you want it. There are shaded areas under colourful shrubs, several seating areas, and with the large garden around it, you can always find a quiet corner.

### The Surroundings

Living in Monte Pedreguer means living among the orange groves, the mountains and the coast. The urbanización Oquins is tucked away in greenery—quiet and well maintained—yet surprisingly central to everything that makes the Marina Alta so beloved. Within ten minutes you're at the La Sella golf course, five minutes later you're strolling through the artisan market in Jesús Pobre, and twenty minutes further you find yourself in Denia's marina. Jávea and Moraira, with their coves, beach clubs and great restaurants, are also a short drive away. You can choose between Denia's wide sandy beaches and Jávea's Ibiza-style bays.

This area is made for outdoor living. You can hike in the Montgó National Park, cycle through the rolling vineyards of the Jalon Valley or simply enjoy the silence between the orange fields. From Denia, the ferry departs to Ibiza or Mallorca—something different from the Dutch Wadden Islands.

Food lovers will feel right at home here. There's plenty to discover, including fine dining restaurants such as Ausiàs in Pedreguer, widely considered worthy of a Michelin star. But just outside the gate you can also grab a quick hamburger—handy when you're heading to or arriving from the airport. Denia has been designated a UNESCO Creative City of Gastronomy, offering many excellent and authentic Spanish restaurants at very friendly prices. And for everyday



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practicalities, you're perfectly located: the large shopping mall in Ondara is just a few minutes away, and both Alicante and Valencia airports are reachable within an hour.

Peace, nature and privacy—yet always close to everything that makes life here so special.

## Layout

### **\*\*Ground floor\*\***

Front terrace, entrance, bright living room with new open kitchen equipped with a cosy breakfast bar, steam oven, dishwasher, wine cooler and fridge-freezer. The living room connects to the naya, fully enclosed with sliding windows, offering panoramic views and access to the back garden with fruit trees and terraces.

### **\*\*First floor\*\***

Landing, two bedrooms and a bathroom with bathtub, toilet and washbasin.

### **\*\*Lower floor\*\***

Independent guest suite with private entrance, small hall (suitable for a coffee corner or workspace), spacious bedroom and a large bathroom with shower, toilet, washbasin and laundry room with two boilers.

### **\*\*Outdoor areas\*\***

Large back garden with open views, side garden, sunny front terrace, gated parking and a storage room for bikes or garden tools.

## Property Highlights

- \* Unobstructed views over orange groves and mountains
- \* New luxury kitchen (2025) with high-end appliances including steam oven and dual-zone wine cooler
- \* Independent guest floor with private entrance
- \* Large garden and multiple terraces offering both sun and shade
- \* Quiet, well-maintained gated community with large swimming pool

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## Spécification:

### Caractéristiques

Terrasse couverte  
Terrasse privée  
Télévision par satellite  
Double vitrage  
Armoires ajustées  
Wifi  
Court de tennis  
Appartement  
Restaurant sur place  
Fibre optique

### Vues

Montagne  
Panoramique  
Pays  
Jardin  
Urban

### Piscine

Communautaire

### Jardin

Private  
Aménagé  
Entretien facile

### Services publics

Électricité  
Eau potable  
Gaz

### Orientation

Sud  
Nord-Est

### Paramètre

Zone commerciale  
Près du golf  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Pays

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Système d'alarme  
Stores électriques

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Bien  
Excellent  
Récemment rénové  
Récemment rénové

### Cuisine

Entièrement équipé

### Parking

Private  
Ouvrir  
Communautaire