



Charming villa in a privileged location, just minutes from the motorway, allowing you to reach Alicante or Valencia in less than an hour. Located in a peaceful setting and surrounded by an excellent neighbourhood, this villa is just 500 metres from the centre of Pedreguer, providing the convenience of all the services nearby. Built on a flat plot, this property is a small oasis of peace and well-being. Enjoy its beautiful swimming pool, surrounded by a carefully designed garden, ideal for relaxing and sharing with friends and family. The barbecue area invites you to enjoy alfresco meals, while the cistern, carport for two cars, and gallery/storage room offer functionality and additional storage space. Attached to the house is a large area of rustic land, which offers countless possibilities: from the creation of a vegetable garden, to an ideal space for animals, or any other project you may wish to realise. Upon entering the property, you will be greeted by a spacious and bright house, with three terraces from which you can enjoy breathtaking 360° panoramic views of the Montgó mountains, La Sella and the Sierra de Segaria, amongst other landscapes. The property is distributed over two floors. Ground floor: spacious living-dining room, trophy room, kitchen, three double bedrooms, a complete bathroom and a toilet. First floor: a living-dining room, independent kitchen, five double bedrooms, a complete bathroom and a toilet. This villa, with its great potential and possibilities, is perfect both as a permanent residence and as a relaxing getaway. Don't miss the opportunity to learn more about this magnificent property and fall in love with its unique charm!

#### BASE INFORMATION:

Bed : 8

Bath : 4

#### LAND INFORMATION:

Square feet : 519  
or meters

Lot Size : 1946

#### CONVENIENCE:

**General Amenities:** Storage Room, Patio, Mosquito Windows,

#### Appliance Amenities:

Electricity, Water, Barbecue, Oven, Wood Stove,

**Community Amenities:** Garden,

**Energy Savings Amenities:** Double Glazing,

#### Exterior Amenities:

Balcony, Carport, Outdoor Shower, Automatic irrigation, Swimming pool, Terrace, Fly screen, Solarium,

**Interior Amenities:** Air Conditioning,

**Security Amenities:** Intercom, Automatic Gate,