

## 3 bedroom Villa for sale in Pedreguer, Alicante

250,000€




5 Real Estate are pleased to present this lovely 3 bedroom detached villa in Pedreguer. It boasts a 400m<sup>2</sup> garden as well as a large garage with an automatic door with a large storage room next door. It is within a short drive of all amenities including the beach.

At the front of the property there is an enclosed terrace that has stunning sea views. This area has direct access onto the side terrace with a seating area and pergola for the hotter days. As you enter this property there is the large open plan living/dining area with the open plan kitchen. Off the living room is the first double size bedroom with fitted wardrobes and A/C. Next door is the first bathroom with a walk in shower and large storage cupboard.

Down stairs there is a converted underbuild that has 2 bedrooms. One bedroom has an ensuite bathroom with a walk in shower and the next bedroom is single sized. It has a small kitchen area and can be used as a separate living space. On this level you will find the large garage space along with an extra storage room.

The town is situated at the foot of the Muntanya Gran and close to the two larger coastal towns of Dénia and Javea/Xàbia. It has a population of approximately 8,000 people. It is also close to the Jalon Valley, which is famous for its springtime almond tree blossom. Pedreguer Rastro is a sort of flea market in the town. Sunday morning is flea market day. Held on the polygons where people flock from all over the Costa Blanca to buy and sell produce, clothing, gifts, homemade jams, chutneys and much more. On Saturday mornings there is a farmers market held in the town.

The main high street has a church, police station, and town hall. A Sports centre is located on the polygons, with an outdoor swimming pool and other sports facilities. La Sella resort comes under Pedreguer town which has a golf course, tennis club and local bars and restaurants.

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|  3 bedrooms                  |  2 bathrooms |  189m <sup>2</sup> Build size |
|  400m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Local Tax (Annual): 350                                     | <input checked="" type="checkbox"/> Furniture Negotiable   |
| <input checked="" type="checkbox"/> Private parking  | <input checked="" type="checkbox"/> Fully Fitted Kitchen  | <input checked="" type="checkbox"/> Gated Driveway   |
| <input checked="" type="checkbox"/> Open Plan Kitchen  | <input checked="" type="checkbox"/> Converted Underbuild  | <input checked="" type="checkbox"/> Pergola  |
| <input checked="" type="checkbox"/> Proximity: Airport   | <input checked="" type="checkbox"/> Proximity: Mountain   | <input checked="" type="checkbox"/> Proximity: Beach   |
| <input checked="" type="checkbox"/> Proximity: Golf course   | <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Garage   |
| <input checked="" type="checkbox"/> Heating  | <input checked="" type="checkbox"/> Built year: 1997  | <input checked="" type="checkbox"/> Washing machine  |
| <input checked="" type="checkbox"/> Dishwashing machine  | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Proximity: Shopping  |



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