

## 5 sovrum Villa till salu i Pedreguer, Alicante

690.000€



Immerse yourself in the elegance and functionality of this modern style villa, a luminous and exquisitely designed creation by the architect owner. Located in an enviable setting, surrounded by majestic pine, cypress, carob and fruit trees, this property is just minutes away from the prestigious La Sella golf course. The plot, which covers 5.233m<sup>2</sup> and is completely fenced, is divided in a staggered manner into three distinct areas: a forest, the house with its swimming pool and garden, and an orchard filled with various varieties of fruit trees.

This architectural gem is offered for sale due to the retirement and relocation of the owners, who have carried out some of the work over the last 20 years, ensuring quality construction and meticulous attention to detail.

The distribution of the villa is as follows:

- Semi-basement floor: Garage with space for barbecue and paellero, a large workshop connected to the house, machine room and gas-oil tanks. In addition, there is the possibility of developing an independent flat with kitchen, bedroom, toilet and a large living room. There is also a storage room, a pantry and a wine cellar.
- Ground floor: Spacious and bright double height living-dining room with separate kitchen, utility room and pantry. The master bedroom has a dressing room and a large bathroom with separate WC. Also on this floor there is a guest toilet. From the living room there is access to an open terrace and a pergola, ideal for enjoying the Mediterranean climate.
- Upper floor: Here there is a living room visually connected to the lower floor, an open-plan library, two bedrooms, two bathrooms and a TV room, all illuminated with zenithal light.
- Roof floor: A flat terrace with 360 degree views and a roof terrace, ideal for enjoying the panoramic views of the area. Next to this terrace is a 10m x 5m swimming pool, perfect for cooling off on hot summer days.

In terms of construction features, this property offers a solid foundation and mixed structure of reinforced concrete and iron. It has high quality enclosures, large white aluminium windows, ventilation system in all bathrooms and kitchen, among other high end details.

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|  5 sovrum                        |  5 badrum |  525m <sup>2</sup> Bygg storlek |
|  5.233m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Simbassäng   | <input checked="" type="checkbox"/> Alarm  |
| <input checked="" type="checkbox"/> Automatic gate   | <input checked="" type="checkbox"/> Automatic irrigation                                     | <input checked="" type="checkbox"/> Balcony  |
| <input checked="" type="checkbox"/> Barbecue   | <input checked="" type="checkbox"/> Central heating  | <input checked="" type="checkbox"/> Double glass   |
| <input checked="" type="checkbox"/> Electricity  | <input checked="" type="checkbox"/> Fitted wardrobes   | <input checked="" type="checkbox"/> Furnished  |
| <input checked="" type="checkbox"/> Garage   | <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Intercom   |
| <input checked="" type="checkbox"/> Onderbouw  | <input checked="" type="checkbox"/> Patio  | <input checked="" type="checkbox"/> Pergola  |
| <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Satellite  | <input checked="" type="checkbox"/> Separate apartment   |