



**Bedrooms: 3**  
**Bathrooms: 2**  
**Build: 289m<sup>2</sup>**  
**Plot: 1085m<sup>2</sup>**

- ✓ Air conditioning
- ✓ Broadband
- ✓ Double Glazing
- ✓ Fitted Kitchen
- ✓ Heating
- ✓ Private garage
- ✓ Private garage
- ✓ Private garden
- ✓ Solarium
- ✓ Underbuild

Fantastic villa with three bedrooms and two bathrooms on La Solana in Pedreguer, close to all services and a short drive from the largest towns of Denia and Javea and their sandy beaches. This property of 290m<sup>2</sup> was built in 2006 with high-quality materials and a solid foundation over two levels. The ground floor consists of a large garage for two cars, a bathroom, and two storage rooms which total 100m<sup>2</sup> that can be converted into independent accommodation. Up an internal staircase, we reach the first floor which consists of two double bedrooms, both with fitted wardrobes, and a family bathroom with a shower. There is a spacious living/dining room with access to a wonderful terrace with views of the Montgo mountain towards the Mediterranean Sea. Double doors connect the living room with a large kitchen equipped with all necessary appliances. On this level, there is also access to a very private garden at the rear, perfect for enjoying the winter sun. The upper level has a stunning master bedroom with an ensuite and a private terrace with the best views. The property also benefits from a well-maintained garden with mature trees and natural gas, gas central heating, and plenty of parking space.