



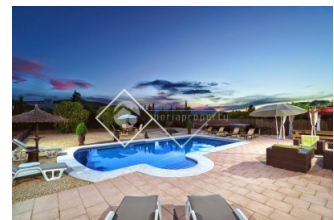
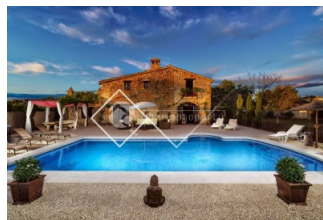
REF: # 7198

DENIA



#### INFO

PRIX:	895.000 €
TYPE:	Villa
CITY:	Denia
CHAMBRES:	4
Ba ENFANTS:	3
Built ( m2 ):	240
pas ( m2 ):	2.400
Terrasse ( m2 ):	-
A ENFANTS:	-
de plante:	2
MESSAGE	995.000 €



#### DESCRIPTION

JUST REDUCED 100000€. Originally from 1910, this traditional Spanish finca has been lovingly restored and refurbished to enjoy a modern standard of living whilst still retaining all the charm and quaintness this type of property has to offer. With easy access and good roads the property is located in a quiet area just outside the town of Pedreguer and close to amenities. Electric gates open into the long driveway with ample off road parking and turning circle. The entrance of the property is framed with hand carved stonework and leads into the open plan kitchen with hand made cabinetry and large island complete with range oven and ceramic work top. Adjacent is the dining room with wood burning stove and a few steps lead to the sunken sitting room. Also on this floor is a good sized bedroom and showroom. The upper level comprises of the master bedroom with views over the gardens and 2 other guest bedrooms with access out onto a terrace wrapped in vines and overlooking the surrounding countryside and family bathroom. Throughout the property there are feature windows and other charming touches which boast an alliance to the materials which would have been

used in the original construction. The finca benefits from its own well which provides irrigation for the gardens and water for the pool. The gardens have been laid to lawn with a terrace around the pool area providing ample space for entertaining and relaxing. Various olive and fruit trees complete the picturesque ambience of this unique property. A true WOW factor can be appreciated from the moment the gates open.



STYLE	DISTANCE :	POSITION	PARKING PAS. CAR
<ul style="list-style-type: none"> <li>Rustico</li> </ul>	Beach : +10 Km aéroport: 60 Km : 1 Km	Sur	: 4
ZONES	ÉTAGE	CUISINE	JARD RIVIÈRE ET TERRASSES N
<ul style="list-style-type: none"> <li>ou chambre BAIGNADE</li> </ul>	<ul style="list-style-type: none"> <li>tuiles</li> </ul>	<ul style="list-style-type: none"> <li>cuisine</li> <li>cuisine fermée</li> <li>cuisine équipée</li> <li>granit</li> </ul>	<ul style="list-style-type: none"> <li>Terrasse couverte</li> <li>Terrasse ouverte</li> <li>Feux extérieurs</li> <li>arbres fruitiers</li> <li>Palm</li> <li>Paysage</li> <li>cuisine d'été</li> <li>Jard RIVER n privée</li> </ul>
CHAUFFAGE	EXTRA	CERTIFICAT ÉNERGÉTIQUE	
<ul style="list-style-type: none"> <li>central au gaz</li> </ul>	<ul style="list-style-type: none"> <li>intégré</li> <li>stockage</li> <li>Laundry</li> </ul>	 <p>The image shows a vertical energy efficiency scale with seven horizontal bars labeled A through G. The bars are colored in a gradient from dark green at the top (A) to red at the bottom (G). To the right of these bars is a vertical green bar with the text 'IN PROGRESS' written vertically inside it.</p>	

**"OUR EXPERIENCE IS YOUR GUARANTEE"**