



REF: # 12603



#### INFO

<b>PREIS:</b>	825.000 €
<b>IMMOBILIEN TYPEN:</b>	Villa
<b>ORTE:</b>	
<b>SCHLAFZIMMER:</b>	5
<b>BADEZIMMER:</b>	4
<b>GEBAUT:</b>	322 (m2)
<b>GRUNDSTÜCK :</b>	600 (m2)
<b>TERRASSE:</b>	-
<b>JAHR:</b>	-
<b>ETAGEN:</b>	-
<b>Nachricht</b>	-



#### BESCHREIBUNG

This beautiful villa has three floors full of top-of-the-line materials, finishes and appliances. You will be amazed by the black marble, high-quality woods and tiles used throughout. Moreover, you will enjoy underfloor heating, built-in speakers, heating in the ceiling outside, an electric fireplace and a swimming pool with automatic solar cover. And that's not all: the house also has a gas tank in the ground, double glazing, shutters, two central heating boilers, a large boiler, a water circulation pump and air conditioners. Street lights and sewerage are also in place. This is truly a dream home where you will lack nothing! Let me show you around this spacious and cozy home. We start at the entrance hall, where you will see a wide staircase leading upstairs. To the left of the hall is a small corridor with a guest toilet, spacious built-in closets and a small bedroom that now serves as an office. To the right of the hall is the utility room and a door to the outside. Walking straight ahead, we enter the open living area with a dining and sitting area and an American-style open kitchen. Here you can enjoy the beautiful view of the garden, the pool and the mountain behind the house. Through the large windows you can go outside, where you will find a covered terrace along the entire length of the house. Part of the terrace can be closed with glass harmonica walls, so you can sit outside even in colder weather. There is lighting and heating in the ceiling. The other part of the terrace is open and also has a sitting area with heating. In the garden you can swim, barbecue under the canopy or relax in the lounge area with sunbathing area. The garden is beautifully landscaped with well-tended plants and trees, watering and lighting. The upper floor has three spacious bedrooms, two of which are en suite and a separate bathroom for the other bedroom. All bedrooms have access to the large terrace that runs the entire length of the house. From here you have a magnificent view

of the surroundings and the mountain. The first floor consists of a garage that can easily accommodate two cars, a separate technical room, a laundry and storage room with an electric gate. Through the garage you can also get to the separate apartment with two bedrooms, a bathroom and an open living area. There is no kitchen in the apartment yet, but all the connections are there to install one. The apartment also has its own entrance. The property is fully fenced and offers a lot of privacy and security. In just 10 minutes you can walk to the cozy center of Pego, where you can enjoy the local culture and gastronomy. And if you feel like a day at the beach, you only need to drive 15 minutes by car to reach the beautiful coastline.

ANSICHTEN

- Panorama

PARKPLATZ

Garage Anzahl Autos : 1









































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