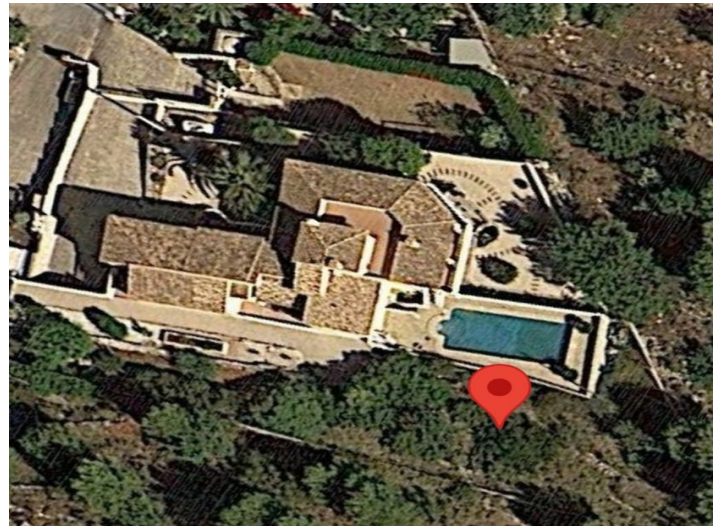


Pedreguer Large Country House with pool sea view, garage, golf share. Near Denia

€ 860.000



Country house villa (finca) with 5 to 6 bedrooms, pool, on a large, sunny plot. Can be acquired tax-efficiently as a company. A golf share for La Sella Golf can be included. Are you looking for a view of the countryside, the sea, the mountains, and all-day winter sun, plus lots of privacy? May I introduce: A comfortable house where you can also accommodate family members and guests. Where you have terraces around the house so you can choose between shade or sun at any time of the year. With Mediterranean plants and still easy to care for. This large villa has 4 bedrooms and 3 bathrooms on the main living level. Large eat-in kitchen. Dining room and lounge with fireplace. Glazed naya/conservatory. One floor higher there is a large office with a terrace; this room could also be used as another bedroom. The large pool (6 x 10 m) borders on undevelopable nature and is hidden from view. In the basement there is a large double garage, a laundry room, a pantry, a wall unit and another living area with a bathroom and kitchen as well as plenty of space where you could separate a living room and another bedroom. Or use these rooms as a fitness room, party room, guest apartment or separately accessible office, practice, etc. Double-glazed windows, good sunlight in winter, central heating and air conditioning, alarm - the energy and technical factors are also right. The villa is the only property of a Spanish s.l. (comparable to Ltd), only registered in the name of a Swiss couple, and can therefore be acquired by re-registering the company owners without having to pay the 10% purchase tax. Savings on additional purchase costs are around 80,000! We would be happy to explain the details to you.

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Ref No:	Pe1250	Storeroom:		Sea View:	✓
Plot (m2):	2130	Garage:	✓	View to Mountain/Valley:	✓
Build (m2):	320	Heating:	✓	Distance to Beach:	8
Bedrooms:	6	Air Conditioning:	✓	Distance Village /Town:	0,5
Bathrooms:	4	Furnished:		Communal Fees:	
Private Pool:	✓	Guest Apartment:	✓	Energy Band:	E
Communal Pool:					