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267m<sup>2</sup>1280m<sup>2</sup>

Ref: 0012036273

**580,000 €***La Pedrera ( Denia )*

This charming semi-detached villa is located in La Pedrera, Dénia, in a prime location just a stone's throw from the town center yet surrounded by tranquility. The property consists of a main residence and a guest apartment, making it a very versatile option: ideal for families looking for space, for those who want to entertain independently, or even as an investment opportunity. The main residence offers two bedrooms with built-in wardrobes and air conditioning, two full bathrooms (one en suite), a bright living-dining room with a fireplace (currently decorative) inviting you to relax in winter, and a separate kitchen filled with natural light. The guest apartment is spread over two floors: the ground floor features a bedroom with an en-suite full bathroom, and the upper floor features a spacious open-plan room, perfect as an additional bedroom. The exterior of the house is one of its greatest attractions. It has several terraces (covered, glazed, and open) from which you can enjoy stunning views of the Montgó. The private pool is surrounded by a manicured garden with handcrafted fountains that provide a very special ambiance. For those who love outdoor gatherings, the property features a fully equipped, separate, heated summer kitchen and barbecue. There are also various auxiliary spaces that can be used as a storage room, a carport with a pit for vehicle maintenance, another carport with capacity for two cars, a covered garage, and a wine cellar. As for amenities, the house has central heating with oil-fired radiators, solar panels, and a photovoltaic system that guarantees energy efficiency, as well as security cameras and high-speed fiber optics. Beyond its spacious and bright spaces, the property offers something unique: its own well and a 30,000-liter cistern, providing autonomy and sustainability, ideal for those who value nature and self-sufficiency. As an added value, behind the house lies a rustic plot of land, perfect for growing crops, planting fruit trees, or even keeping animals. All of this makes this property a welcoming, lovingly maintained home with endless possibilities for enjoying life in Dénia.

