

Tel: (+34) 696 706 600 or 653 192 604  
Email: enquiries@spanishvillasgb.com

# Spanish Villas

*www.spanishvillasgb.com*

## LAS BRISAS, MONTE PEDREGUER NEAR DENIA



- **3 bedrooms; 1 double, 1 twin, bunk beds, 2 bathroom + toilet**
- **Pool - private 26ft x 13ft (8m x 4m) Floodlit**
- **Air con - yes in bedrooms**
- **Ceiling fans - no**
- **SKY BBC / ITV - yes**
- **DVD & CD - yes**
- **Washing machine, iron - yes**
- **Alarm system - yes, Safe -no**
- **Linen & hairdryer - yes**
- **BBQ - yes gas**
- **Large lounge, light and modern, stylish**

Tel: (+34) 696 706 600 or 653 192 604  
Email: enquiries@spanishvillasgb.com

# Spanish Villas

[www.spanishvillasgb.com](http://www.spanishvillasgb.com)

## LAS BRISAS, MONTE PEDREGUER NEAR DENIA



Las Brisas is a lovely modern villa located on the top of Monte Pedreguer on the Gata Residencial Urbanisation. It has spectacular views down the valley towards the sea of Denia, just a few minutes drive from the Spanish towns of Pedreguer and Gata de Gorgos. The cosmopolitan coastal resorts of Denia and Javea are just a ten to fifteen minute drive away.

This 200m<sup>2</sup> villa was built in 2004. The rooms are on three levels, the ground floor, the mezzanine floor (8 steps up) the upper floor (again a further 8 steps up). It is finished and furnished to a high standard. The villa also benefits from mains gas central heating perfect for that winter break in the sun.

A large light and airy living/ dining room, approximately 30 feet long, which is complete with open log fire and fantastic 180 degree panoramic views over the pool to the surrounding mountains and sea. Patio doors lead out to the lovely covered terrace with a further dining table and portable gas BBQ for that all important 'al fresco dining'.

The lounge is stylishly furnished and very comfortable with a real feeling of space and elegance. It has a TV, DVD player, SKY satellite including BBC, ITV, channels 4 and 5. There is also a CD player.

The villa has a good sized fully fitted modern kitchen with full oven, hob and extractor fan, fridge freezer,

Tel: (+34) 696 706 600 or 653 192 604  
Email: enquiries@spanishvillasgb.com

# Spanish Villas

*www.spanishvillasgb.com*

## LAS BRISAS, MONTE PEDREGUER NEAR DENIA



microwave and all the crockery you will need plus a utility room complete with washing machine and ironing facilities and adjacent to this is a downstairs toilet.

The kitchen also opens on to the covered naya where you can spend your evenings dining around the floodlit pool with a glass of wine, whilst admiring the twinkling lights of the surrounding villages and the port of Denia beyond.

The mezzanine level has two good sized bedrooms both with ample storage space, and again tastefully furnished, both with air con. One has bunk beds and the other twin beds. There is also a bathroom with bath, overhead shower and a separate toilet.

The upper level has a beautifully furnished master bedroom complete with air con, dressing area and a larger than average en-suite bathroom with bath, shower cubicle and a separate toilet. The bedroom has patio doors leading on to a private sun terrace, with fantastic views of the mountains and sea.

This villa is a larger than average three bedroom villa with ample terracing on which you can enjoy bathing around the 8 x 4 meter private pool. It has wonderful views of the surrounding countryside. There is also private parking on a double car port.

We are confident that you will love this villa and the wonderful views and its peaceful location.