



The finest address in the Costa Blanca . . . created by Juan Porsellanes: a traditional family business and possibly now the world's longest established overseas property developer.

The Monte Pego Resales department:
"our commitment to our clients continues beyond building their homes in the first place"

MONTE PEGO
UK Office
Galerie International
22 Cannon Hill
Southgate Green
London N14 6BY
Tel: 020 8920 9414
info@montepego.com
www.montepego.com
Skype: peterm1234

Ref No. 635

485,000 € + 7% IVA (reduced from 678,000 €)

Luxury villa in Monte Pego 340m2 built on 2,500m2 plot.
4/5 bedrooms , 3 bathrooms , large lounge/dining room with fire-place, newly fitted kitchen, Large games room with full size snooker table, study, cloakroom.

Self contained 1 bedroom apartment with lounge, dining area, fully fitted kitchen and bathroom.

Gas central heating, telephone, broadband internet, English TV.
BBQ, outside shower , swimming pool, sun room, garage, badminton court, petanque court and much more.

An outstanding property priced to sell quickly. *See last page for full details.*



Please read

Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



montepego.com



Please read

Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



Please read

Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



Please read

Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



montepego.com



Please read Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



Please read Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.



Please read Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know much of each villa's history as well as providing their warranties; we can help guide you through the various options. Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information supplied to us by the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and some descriptions subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy of all information you have been given in arriving at your decision to purchase.

Magnificent 4/5 bed / 3 bath villa with badminton court and snooker room.

This substantial property of 340 m² construction stands in its own easily maintained and landscaped gardens of 2,500 m². The gently sloping site provides panoramic views of the surrounding mountains and just a glimpse of the sea.

The property is approached by an in and out driveway. This provides parking space for several cars and there is space for a boat or caravan to the side of the garage.

The entrance hall leads into the spacious lounge/dining room. This is a very light room with a lot of windows, all giving good views.

There is an American style kitchen leading off of the lounge. This is also a good size and has been recently refitted with high quality units and German built in appliances.

An archway leads from the dining room to the bedroom hallway. Off of this hallway there are three bedrooms, one with en-suite, and a family bathroom. All bedrooms have large fitted wardrobes giving plenty of storage.

A door from the dining room gives access to an internal marble staircase leading down to further accommodation.

The stairs lead into a large games room presently fitted with a full size snooker table. Two large archways give access to another lounge area with double doors leading to the garden.

There is also a large cloakroom with toilet and vanity unit. A door also leads off the games room to a study /office this could easily be used as another bedroom if required.

A further door leads to a self-contained apartment comprising:

Lounge, dining area, fully fitted kitchen, luxury bathroom and a large bedroom.

This apartment also benefits from its own front door leading on to a tiled courtyard with access to the driveway.

Outside the property, on the same level as the main living accommodation, there is a large walk in barbeque with white porcelain sink and large tiled work surfaces. Next to this is an outside shower. Large tiled terraces lead to the 8m x4m kidney shaped swimming pool and a partially glazed in naya (covered seating area). All enjoying wide sweeping views over the garden to the mountains beyond.

Steps lead down to another very large tiled terrace giving access to an attractive sun room with patio doors. An archway with iron gate leads to the courtyard and gives access to the driveway and the detached garage. The garage also has a side door giving access to a utility area with washing machine, sink and a good range of cupboards.

The landscape gardens contain a large number of mature plants and trees including palms, carob and olive.

There is a full size badminton court surrounded by a tall cypress hedge, and there is also a petanque court (French boule) with a seating area.

There are numerous pathways around the garden leading to other seating areas and a garden pond.

There is a large well fitted workshop and store area which also contains the swimming pool pump and filter system and the computerised watering system for the garden irrigation.

The property has gas central heating, telephone, wireless internet and English television.

Viewing is essential to appreciate fully this lovely home

Please read Buying your resale in Monte Pego through us gives you a big advantage as being the developers of Monte Pego we know our history as well as providing their warranties; we can help guide you through the various options.

Although we do our best to keep our promotional material as up to date and as accurate as possible, we are still reliant upon some of the information the owners of the properties and cannot, therefore, accept responsibility for accuracy. Some of the dimensions given may be approximate and are subjective to the owner. We recommend that you use a solicitor for transacting any purchase and that your solicitor verifies the material accuracy you have been given in arriving at your decision to purchase.

montepego.com

