



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 1986

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South West

**Views :** Sea views

**Parking :** Garage

**House area :** 131 m<sup>2</sup>

**Plot area :** 700 m<sup>2</sup>

**Terraces area :** 60 m<sup>2</sup>

**Airport :** circa 1 uur

**Beach :** circa 9 minuten te voet

**City :** circa 9 minuten te voet

✓ Double glazing

✓ Garage

✓ Airconditioning

✓ Fireplace

✓ Utility room

✓ Barbecue

✓ Terrace

This 2-storey villa is located within walking distance of the beach and the centre of Moraira. The property has beautiful sea views. At street level there is the garage that can be opened with electric doors. There is also a water connection.

From the street, stairs lead you through the terraced gardens to the front door. You enter the hall with storage cupboard and a beautifully renovated shower room opposite. The shower room is fully tiled and has a walk-in shower, toilet, floating vanity unit and a storage cupboard with washing machine.

The hallway then leads you to the spacious open living room with a fireplace with electric built-in fire, radiators and ceiling fan. Through a large arch you enter the enclosed naya, where you can relax and enjoy the panoramic views over the bay towards Calpe. The dining area has air conditioning (cold/warm) and is separated from the fully equipped kitchen by a breakfast bar. There is an integrated fridge/freezer, dishwasher, oven, microwave and a 5-burner gas hob with extractor fan.

Via an internal staircase you reach the master bedroom. This has fitted wardrobes, a ceiling fan and air conditioning. From this room you have a beautiful view over the bay. On this floor there are two more bedrooms, both with fitted wardrobes and ceiling fans.

Outside, steps from the naya lead to another level with again beautiful sea views. Here you will find a covered pergola and barbecue. There is a private free form swimming pool that has recently been repointed, and a spacious terrace. To the rear of the pool are terraced gardens that are well lit

Special features:

The villa was refurbished in 2017.

The elevated position of the villa ensures that the views are never obstructed.

The swimming pool is pending registration.

The garage is pending registration.



