



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Yes

**House area :** 270 m<sup>2</sup>

**Plot area :** 797 m<sup>2</sup>

Divided into three floors, this villa offers the comfort of living, dining and lounging on one floor. If the family arrives, they can be accommodated on the upper floor, where a spacious bedroom with en-suite bathroom ensures a pleasant night's sleep. Enjoying a drink and an aperitif on the extensive terrace overlooking the Montgó and as far as Moraira adds a special touch to the stay. The lowest level is designed as a relaxation area with access to a terrace around a beautiful swimming pool. A petanque court is reminiscent of an ancient sport that is still played with enthusiasm. A bedroom and bathroom on this floor invite a pleasant nap after swimming.

On the ground floor, the villa is surrounded by large nayas where you can choose between sun or shade. From the kitchen, the nearby outdoor kitchen makes it easy to organise events and meals on the terrace.

The living room offers views of the valley and provides a tranquil atmosphere, ideal for relaxing around the fireplace during the longer and cooler nights. The dining room is located between the kitchen, living room and bedrooms, while two spacious bedrooms share a bathroom on this floor.

The combination of Tosca stone, pillars, large windows and glass walls gives the villa a modern style with classic touches. The indoor climate is regulated by underfloor heating and hidden split air conditioning. Additional touches include electric gates, a carport, and a saltwater pool.

Request an appointment and come check it out for yourself.





