



**Property type :** Villa

**Swimming pool :** Yes

**House area :**

160 m<sup>2</sup>

**Location :** Moraira

**Plot area :**

712 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

Welcome to the epitome of single-level luxury living in Moraira! This beautifully presented villa, situated discreetly at the back of El Portet, welcomes you through an electric gate into covered parking, ensuring both convenience and privacy.

As you stroll towards the front entrance, the villa unfolds into a spacious, open-plan living area that seamlessly integrates a salon, dining space, and a well-appointed kitchen. The living room extends its charm to a delightful front terrace, creating a perfect indoor-outdoor flow.

A thoughtful touch is the separate utility room/storage, adding practicality to the living space. Moving into the hallway, you'll find a family bathroom on the right, showcasing an eye for detail. Continuing down the hallway leads to the master bedroom with an en-suite bathroom featuring a walk-in shower. Two additional double bedrooms further down the hall complete the living quarters, providing comfort and style.

At the entrance, a small covered terrace beckons, providing a charming transition to the outside kitchen/lounge area. This alfresco oasis boasts a barbecue and gas hob for outdoor culinary delights. A built-in lounge area and a spacious outdoor table create an ideal setting for outdoor dining.

The pool area, accessed from this outdoor haven, offers ample space for basking in the sunshine. On the left, an outdoor shower with both hot and cold water enhances the poolside experience, and a pool house with storage space adds to the convenience.

For those seeking extra accommodation, there's another storage room that holds the potential for conversion into a separate guest suite. Imagine a double bedroom with an en-suite bathroom, offering privacy and comfort for guests.

The villa is equipped for year-round comfort with oil-fired central heating and hot and cold air-conditioning throughout. Immaculate in condition, this property is not just a house but a home ready to embrace its new occupants. With a perfect blend of indoor sophistication and outdoor charm, this villa stands as a testament to elegant and comfortable living. It's more than a house; it's a lifestyle. Welcome home!





