



Property type : Villa

Location : Moraira

Bedrooms : 2

Bathrooms : 1

Year built : 1987

Swimming pool : Communal

Garden : Private

Orientation : South

Views : N/A

Parking : Street

House area : 117 m²

Plot area : 317 m²

✓ Fireplace

✓ Terrace

✓ Central heating

✓ Utility room

Beautiful detached south facing villa with traditional Spanish charm. The property is situated in a quiet cul-de-sac, a short walk from some great restaurants along the coast and within walking distance of the amenities of Moraira.

This characterful property is on two levels, connected by an internal staircase. On the ground floor you will find the main entrance, hallway with double storage cupboard and a guest toilet. This level is largely open plan - with beams - and you will find a fully fitted kitchen, dining area, lounge and glazed naya (covered terrace). Patio doors lead out to the open terrace with some views, including sea views. There is an awning for shade. The lounge has a lovely feature fireplace with wood burner. Adjacent is the dining room and fully integrated kitchen with solid marble worktops. Double stainless steel sink. Electric oven and stainless steel gas hob with extractor fan above. Free standing fridge/freezer and washing machine.

At the back of the lounge there is an open staircase leading to the 2nd floor. The staircase has a beautiful high ceiling with wooden beams, leading to the landing with storage cupboards, two double bedrooms and a large family bathroom.

Outside there are two small storage rooms with space to develop the underbuild. It has a tiled path for easy access around the property. There is private parking for two cars and small low maintenance gardens to the front and back. There are sea views from the front terrace.

The beautifully landscaped pool is just a 2 minute walk away. This small and peaceful community is very well managed and maintained. It is also pet friendly.

Features:

- * The property has gas central heating with radiators.
- * Possibility to develop the underbuild for storage or multi-purpose use.
- * There is private parking for two cars and small low maintenance gardens to the front and back. You can see the sea from the terrace.
- * The community has a brand new septic system that complies with the new laws that were passed in Moraira in March 2024. This will ensure that all properties can obtain the updated Certificate of Occupancy (Cedula).
- * The swimming pool has recently been repointed and tiled and is currently being built.
- * Annual taxes: IBI (local rates) €317, Basura (rubbish collection) €165.
- * Community fees are paid quarterly at €557.60 (€2,230 p.a.)
- * The property is sold unfurnished.

Viewing is highly recommended.



