



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Yes

**Orientation :** South

**House area :** 220 m<sup>2</sup>

**Plot area :** 800 m<sup>2</sup>

- ✓ Alarm system
- ✓ Garage
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Utility room

- ✓ Fireplace
- ✓ Terrace

Classic villa for sale in Moraira

This beautiful villa with classic look has 4 bedrooms and is located in Pinar de l'Advocat in Moraira. Built in 2001 and recently renovated in 2023. This well-maintained property offers all modern conveniences and is spread over two floors. Located in a quiet residential area less than 10 minutes by car from the lively centre of Moraira and the beach. The property has beautiful views over the valley towards the sea.

It is a light and spacious house. On the upper floor you will find an entrance hall, a cosy living room with a fireplace, a modern kitchen with a breakfast bar and a dining area with a full glass wall facing south, allowing you to enjoy beautiful views. The master bedroom has a walk-in closet and an en-suite bathroom with shower and double sink. There is also a second double bedroom and a large bathroom.

The ground floor offers versatile living space with a double patio door leading to a living/dining room with American kitchen. The third double bedroom has an en-suite shower room and patio doors giving access to the poolside terrace. There is also a fourth double bedroom and a large storage room that can be converted into a further room.

The plot is entered through an automatic gate and has a paved driveway leading to a garage with automatic door and a roof terrace above. The well-maintained garden is landscaped with grass, Mediterranean plants and palm trees, and features an automatic irrigation system and outdoor lighting. The pool has a shallow beach entry made of natural stone and a waterfall, and there is an outdoor shower.

This comfortable villa is equipped with underfloor heating, air conditioning in the master suite, tilt-and-turn windows with security glass, mosquito nets and shutters, and an alarm system.

Would you like to view this villa? Make an appointment with one of our staff members.

The displayed price does not include taxes and purchase costs / The offer is subject to errors, price changes, availability, omission and / or withdrawal from the market without prior notice / Furniture and contents according to personalized agreement and not according to the photos in the presentation



