



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 5

**Bathrooms :** 4

**Year built :** 1975

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** N/A

**Parking :** Private

**House area :** 233 m<sup>2</sup>

**Plot area :** 940 m<sup>2</sup>

- |                  |                   |                  |
|------------------|-------------------|------------------|
| ✓ Alarm system   | ✓ Floorheating    | ✓ Summer kitchen |
| ✓ Double glazing | ✓ Barbecue        | ✓ Utility room   |
| ✓ Terrace        | ✓ Airconditioning |                  |

Situated in a quiet residential area, this charming villa not only offers a wonderful outdoor experience but also the convenience of being just a short, flat walk into the town of Moraira.

Entering through a welcoming hallway, to your left is a modern, fully fitted kitchen. To your right is a spacious living room, complete with a pellet boiler and air conditioning for year-round comfort.

The layout flows seamlessly into a separate dining room. This floor also houses four well-appointed bedrooms, two of which have en-suite bathrooms. A practical utility room provides additional space and leads out to a spacious private terrace - a great place to dine al fresco, relax and enjoy the Mediterranean sunshine.

For added comfort, this floor benefits from partial underfloor heating (oil fired), creating a warm atmosphere during the colder months.

A spiral staircase takes you down to the lower floor, which features a comfortable bedroom with a brand new en-suite bathroom and a handy dressing room, which could easily be used as an additional bedroom. For added comfort, this space also benefits from a pellet boiler and air conditioning. A sliding door provides direct access to the pool terrace, seamlessly merging indoor and outdoor living.

Step outside and discover the exceptional outdoor space this villa has to offer. The spacious, level plot has been thoughtfully designed and features a charming garden with a convenient AstroTurf area - the perfect place to relax.

Adjacent to this, a large wooden pergola, set on a durable plastic tiled terrace, creates a delightful shaded lounge area, complete with a large sofa and four comfortable chairs, plus the added convenience of power points.

Opposite this inviting terrace, a new electric awning provides a further shaded area, furnished with a table and four chairs. Culinary enthusiasts will enjoy the large, fully covered outdoor kitchen, which offers plenty of shade and is equipped with a barbecue, fridge, gas hob and ample cupboard space.

To the left of the outdoor kitchen, a beautiful 9x4 metre swimming pool beckons for a refreshing dip. Furthermore, the property benefits from ample storage space, conveniently located beneath the villa.

The villa has an alarm that is monitored remotely and the alarm and gate are also controlled via an app.

This villa offers a fantastic opportunity to embrace the attractive lifestyle of Moraira.



