



Property type : Villa

Location : Moraira

Bedrooms : 3

Bathrooms : 2

Swimming pool : Private

Orientation : South

Views : Sea views

Parking : Private

House area : 218 m²

Plot area : 800 m²

✓ Close to sea

✓ Central heating

✓ Fireplace

✓ Garage

✓ Barbecue

✓ Terrace

This traditional style villa has a privileged location with remarkable sea views, but only a 3 minute drive to the beach and town centre. The villa is distributed over two separate floors and situated on an inclining plot in a quiet residential street. The property has two entrance gates for cars, one to a carport with parking for two extra cars and the other to a garage with parking to three or four extra cars. From the higher parking area there are only five steps to either the main villa entrance or to the kitchen entrance. You enter the villa into a glazed naya with a traditional barbecue and then onto an open terrace with an open naya from where you can enjoy the magnificent views. From the naya you enter the dining room where you can sit and feast upon the sea view which stretches across the bay. From here you enter the living room which has a corner fireplace and to the right an open kitchen with oak units and granite worktops, and sea views from the sink ! Off the kitchen there is a glazed annex/pathway to the parking area. Off the living room there is a small hallway containing a double bedroom, the house bathroom and the master bedroom. The lower floor has separate access, you enter into a spacious kitchen/dining room to the left is a large double bedroom and to the right is a renovated bathroom with walk-in shower, vanity unit and towel radiator. Through a door in the bathroom you enter the huge utility room/workshop/garage and through a door to the right you enter two further large storerooms. From the lower floor a few steps take you down to the large part-covered pool terrace which has an 8 x 4m pool with Roman steps, a pool shower and a large summer kitchen with bi-fold doors. Down some steps from here you reach the lower garden with grapevine, orange tree, lemon tree, olive tree and a nespiro, here you will also find a covered wood store and a very large pool pump room which is also a workshop. The villa is surrounded by an easy maintenance garden with many mature plants, trees and palms.- Key points:- Built 1978- Build: 218m2+/- Plot: 800m2- Present owners since 2005- Truly amazing views without being at the top of a mountain- Oil central heating- Air conditioning in the master bedroom- New central heating boiler 2024- Pool renovated 2023- Double glazed patio doors only- Internet available- Electricity 5.5kw- Annual taxes 994.04€ (property tax and rubbish tax total)- The shape of this villa provides the new owner with an easy renovation project- Distances:- Beach and town centre 1.5km- Marina 2.1km- Golf 2.5km- Motorway access in Benissa 8.9km- This is an opportunity that should not be missed!



