



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Yes

**Parking :** Private

**House area :** 191 m<sup>2</sup>

**Plot area :** 276 m<sup>2</sup>

✓ Fireplace

✓ Airconditioning

Spacious, luminous villa for sale in Moraira, walking distance to amenities and only a short drive to the beach and town centre. This property is distributed over two separate floors and situated on an easy to manage plot. From the parking area it is a flat walk to the main door and you enter into a spacious and bright open plan living area, which includes a dining area, a relaxing area with open fireplace and an open kitchen with gloss white units, hob, extractor, fridge/freezer and dishwasher. Off the living area there is a glazed naya with lovely open views which is used as a secondary dining area. Down a hallway near the kitchen you will find an office, a double bedroom with built-in wardrobes, a shower room and the master bedroom which also has built-in wardrobes. Down an external staircase from the naya you reach the pool terrace and guest apartment, access is also possible via a gate and staircase from the parking area. You enter the apartment into a utility area, then up three steps to a large living area. Off the living area to the right is a shower room, to the left is an office which has an archway leading into a large double bedroom with built-in wardrobes. Off the bedroom is a large storeroom. The pool terrace has been finished in natural stone and includes a 7 x 3m pool.- Key points:- Built: 1989- Owners since 2008- West facing- Air conditioning in the main living room- Fireplace in the main living room- Guest apartment with reduced ceiling height- Part double glazed- Fiber internet- Energy efficiency: Consumption E, Emissions D- Community fees: Normally 400€ per year, at the moment 550€ per year to contribute towards the town drains connection in 2026- Annual taxes: 730€ (property tax and rubbish tax total)- Furniture negotiable- Car port and communal parking available- Distances:- Supermarket 700m- Bakery & chemist 950m- Tennis and padel courts 950m- Beach and town centre 2.5km- Golf 5.4km- Motorway access in Benissa 8.9km- If you are interested in this villa act swiftly, it will not be on the market for long.





