



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Yes

**Orientation :** South

**Views :** N/A

**Parking :** Carport

**House area :** 114 m<sup>2</sup>

**Plot area :** 253 m<sup>2</sup>

- ✓ Close to sea
- ✓ Central heating
- ✓ Terrace

- ✓ Fireplace
- ✓ Satellite dish
- ✓ Airconditioning

- ✓ Barbecue
- ✓ Utility room

Located in the quiet residential area of La Sabatera, this villa offers comfort, privacy, and sea views that can be enjoyed from the main floor. Just a few minutes' drive from the beach, supermarkets, shops, and restaurants. The house is distributed over two floors. On the upper floor is the living area, with a living-dining room featuring a fireplace and large windows that allow for unobstructed sea views, along with a full bathroom and a fully equipped kitchen with direct access to the terrace. This outdoor space is ideal for al fresco dining, relaxing, or spending time with family. The lower floor hosts the sleeping area, with 3 bedrooms and a full bathroom. The property is equipped with water radiator heating connected to the fireplace, air conditioning (cool/heat), and double-glazed windows for greater comfort throughout the year. Outside, the plot offers privacy and space to enjoy: a private pool, barbecue area, and parking within the premises. A practical home with good views in a very convenient location, ready to move into in one of the most sought-after areas of Moraira.



