



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Yes

**House area :** 234 m<sup>2</sup>

**Plot area :** 2060 m<sup>2</sup>

✓ Central heating

✓ Garage

✓ Utility room

✓ Airconditioning

Cosy villa located in a quiet area of the sought-after Benimeit district of Moraira. Surrounding the property, in addition to the pool terrace, are several terraces with seating areas and lounge corners in the sun and shade, several of which also feature beautiful pergolas. The garden is beautifully landscaped and creates a very pleasant atmosphere, which is enhanced in the evening by the beautiful lighting. From the beautiful wooden entrance gate at the rear, you can walk straight into the countryside between Moraira and Teulada, while at the same time being only a 6-minute drive from the heart of Moraira town centre. There is the possibility of further extending the property and even splitting the site into two plots.

The property

In addition to the main entrance with a pedestrian door, you can also enter the plot from the rear via a large wooden gate or the automatic gate. Here you will also find two garages, one of which is currently used as storage space and the other has been converted into an entertaining 'man cave'. The house itself has a spacious, cosy living room with lots of light coming in through the French doors, two bedrooms and two bathrooms, one of which is en suite. The kitchen is connected to a slightly lower room, currently used as an office, and also provides access to a utility room. Adjacent to the living room is another lovely terrace with a long standing table under a pergola and a practical outdoor kitchen. The 8 x 4 m swimming pool is also surrounded by a spacious terrace with a cosy lounge area.

Features

Quiet location Spacious plot (with the possibility of dividing into 2 plots) Possibility to extend the house Spacious, beautifully landscaped garden Heating via radiators Outdoor kitchen





