

**Villa for sale**
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**Villa for sale** type unknown

**Price:** €285,000

**Bedrooms:** 4

**Bathrooms:** 3

**M2 Living:** 182<sup>2</sup>
**M2 Plot:** 320<sup>2</sup>
**M2 Terrace:** -

**Address:** Moraira,Alicante

This well maintained villa is conveniently located in the El Portet area of Moraira, 1.9km to El Portet beach and 2.7km to Moraira town centre. The villa is distributed over three floors and situated about a 25m walk to the seldom used communal pool and terrace. There is a car port for one car and a further open parking space, you approach the villa down some steps from the parking/road level. You arrive at the terrace for the main living level which includes a seating area, a relaxing area, a feature corner garden and a barbecue and it is all surrounded by hedges and beautiful plants. From this terrace you have paths down both sides of the villa to the lower garden and flat access to the main living floor. You enter into the wonderful kitchen which includes pale wood units, Blue Pearl granite worktops and stainless steel appliances, wall units up to the ceiling ensure that you have maximum storage space. Through an archway you enter the spacious living room which includes a feature corner fireplace with integrated wood burner, this chimney is vented to heat both the living room and dining room. Through sliding doors you enter the dining room which offers wonderful views to the communal gardens, the communal pool and the large green zone behind. There is an external door which can take you up to the top floor or down to the bottom floor and garden. Through an archway in the living room you will find a small hallway which includes two double bedrooms separated by the house bathroom. Up the external staircase you reach the first guest area, outside is a lovely open terrace with views of the valley and space for both a bistro table and two sun loungers. Through double doors you enter a spacious bedroom with an en-suite shower room. At the lower level of the villa there is a spacious terrace split over two levels with ample space for a dining area and sun loungers, there is also a gate leading to the steps down to the communal gardens and pool. Through double doors you enter the second guest area which consists of a spacious kitchenette/utility/dining room with an archway leading to the living room. Off the living room there is a spacious double bedroom which connects to another good size room which could be a dressing room, storage room or children's bedroom. Through another archway in the kitchen you come to a small hallway which includes the house shower room and another multipurpose room.- Key points:- Built 1996, renovated 2002 and very well maintained- This villa is part a small urbanisation of 12 villas- Peaceful location with private garden areas- Convenient for the beach, town centre and a large choice of supermarkets- Large communal garden and pool area- Three living areas make the villa ideal for a large family or as a source of rental income- PVC "tilt and turn" double glazed windows and doors with mosquiteras- Dining room is triple glazed- Main living floor has air conditioning in the living room, a ceiling fan in the second bedroom and a heater in the bathroom- The main kitchen includes and American fridge/freezer, single oven, microwave and a ceramic hob- Top floor bedroom has a wall

heater and a ceiling fan- Lowest floor has air conditioning in the living room- The second kitchen includes washing machine, tumble dryer, fridge/freezer and microwave- Telephone, internet and satellite television all available- Externally there are two storage cupboards and two open storage areas under the external staircase- The garden has lighting, auto irrigation and a solar shower in the lower garden- Annual community fees are 500€- Annual taxes are 530€- Do not delay your visit to this lovely villa at a very good price. This is just one of the many Spanish properties that we have to offer on the Costa Blanca in the Alicante province. If you are looking for an apartment, townhouse, villa, new build villa, country house or a plot to build your own property, we have them all, and we also offer a property finder service to help you find the property that is perfect for you. If you cannot find what you are looking for on our website please contact us with your criteria and your budget and we will do our very best to assist you.

