



**Email:** rolandcbpropertysales@gmail.com

**Phone:** +34 966490931

Villa for sale

Villa For Sale

Villa for sale

Price: €749,000

Bedrooms: 5

Bathrooms: 4

M2 Living: 385<sup>2</sup>

M2 Plot: 891<sup>2</sup>

M2 Terrace: -

Address: Moraira,Alicante

Amazing offer! This large, luxury, villa with fantastic unobstructed sea views and sun all day is being offered for an excellent price for a quick sale. It is located in the Como de los Frailes urbanisation, a short drive from the towns of Moraira and Teulada, and the motorway access in Benissa. This villa really has a special location, with magnificent sea views from the pool terrace and living area and from the front of the house there are beautiful open views over the almond groves to the Sierra Bernia and Montgo mountains. You approach the villa by a quiet street and enter the property through an electric car gate or a pedestrian gate with intercom. On the driveway there is parking for four cars and then parking for a further three cars in the integral garage with electric door. You can enter the villa up an internal staircase from the garage or up the staircase [10 steps] from the garden to the grand looking entrance porch. You enter into a small hallway and then directly into the large living room where you immediately see the wonderful views over the pool terrace to the Mediterranean sea and the Peñon de Ifach. The living/dining area has a wall of glass with large sliding doors leading out to the pool terrace, at the far end there is an open kitchen with Silestone worktops and central island, conveniently located next to the barbecue area on the pool terrace. Off the living room there is a double bedroom with glass sliding door to the pool terrace and an en-suite bathroom with double basins, a corner bath and a walk-in shower. Also off the living room there is a small hallway where you will find two double bedrooms separated by a shared shower room. Down a staircase in the entrance hall you will find a hallway with two double bedrooms with en-suite shower rooms. From the garage you enter a huge basement with a technical/utility room, pool pump room, two storage rooms and a large room which could easily be changed into a games room, gym or home cinema. Externally, the highlight is the pool terrace with magnificent views where you will find a large covered terrace including a bar area, a 9 x 5m infinity pool including a corner bench and table for enjoying a drink in the pool, a pool shower, a pool toilet, a jacuzzi and a barbecue area. Down a staircase from the pool terrace you enter a lovely easy maintenance garden complete with gazebo and fish pond, below the pool terrace is an area with fruit trees and then the front garden and garden areas around the driveway are all easy maintenance and well planted.- Key points:- Built 2006 to a very high standard- South orientation with sun all day- Build: 385m2 +/- Plot: 891m2- Plus a 500m2+/- rustic plot directly in front of the pool terrace which prevents construction- Marble tiles in the living areas- Quality double glazed windows with electric presianas and mosquiteras- Energy efficient electric underfloor heating with independently controlled zones- Central air conditioning in the main living floor- Separate air conditioning units in the bedrooms downstairs- Hot water by solar- Alarm installed- A large water deposit- Garage for three cars- Under-build with potential

for extra rooms- Altogether a wonderful property being offered at a price a lot less than the current value- Quick sale required- 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.

