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## 3 bedroom Villa in Moraira

Moraira, Alicante, Spain

**605.000 €**

Ref: 644061



Bedrooms  
3

Bathrooms  
2

Build  
192 m<sup>2</sup>

Plot  
677 m<sup>2</sup>

Pool  
Yes

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### Description

In the desirable location of Pinar del Advocat, this villa is just a short drive from the heart of Moraira with its fabulous selection of restaurants, bars and shops. Close by you will also find several beautiful blue flag beaches and coves to explore and the local golf course with a restaurant, Club de Golf Ifach. Surrounding the villa there is an attractive low maintenance garden including Mediterranean plants, several terraced areas and the outside space is private and not overlooked. The villa is distributed over two levels the main villa upstairs and the separate guest apartment on the ground floor. The property has been continually improved and updated over recent years, most recently in 2019. It is in excellent condition, very well maintained and ready to move into. The villa has been tastefully furnished by the present owners and items can be included, price is negotiable.

From the quiet road, the property is accessed via a secure gate and on the right hand side of the villa there is a driveway and space for two cars to park off-road. There are steps up to the main entrance and through the front door we enter into a small hallway. To the left there is a stylish, fully fitted kitchen complete with Bosch appliances and a gas hob. The wooden cabinetry is as new and all cupboards and drawers are soft closing. There is a beautiful SEAVIEW from the kitchen window and also views over the pool below.

Opposite the kitchen there is a brand new family bathroom with a walk-in shower. At other the end of the hallway, the lovely Master bedroom is located bright and airy with windows on two sides and large custom-made built-in wardrobes with lots of storage.

From the hallway, we step into the semi open plan lounge /dining room. The lounge room is a welcoming space with two large sofas and a wood burning stove in one corner, perfect for cooler evenings. The dining room comfortably accommodates six people and is located at the front of the villa with very large windows and open views over the fabulous pool and towards the sea. As the property is South facing, this room is light and bright and will be a lovely warm space on cooler winter days. There is a sliding glass door in this room that leads out to a surprise terrace overlooking the pool, set with a table and chairs, ready for you to enjoy your morning coffee. There is also a small roof terrace with far reaching views over Moraira and the sea, perfect for a quiet evening drink as the sun goes down.

Back down to the ground floor via the front staircase, there is a large storage / utility room next to the front entrance. To the left of the villa we enter the pool terrace and Al-fresco entertaining areas where there is a BBQ, outdoor dining table and chairs plus a beautiful shaded Naya with comfortable seating for 6-8 people. The pool is 8.5 x 4.5 m2, so larger than average, and there is plenty of room around it for relaxing on sun-loungers. There is a pool shower and this area has sun all day.

The entrance to the separate guest apartment is next the covered Naya and inside there is a kitchen/dining room, two double bedrooms and a family bathroom. This apartment is in excellent condition and is great for visiting family and friends and could also provide a holiday rental income. There are ceiling fans and air-conditioning (hot & cold) throughout the property and all the units are less than a year old. The whole villa has recently had new tiled flooring installed inside and on the upstairs terrace in a contemporary, neutral pallet.

#### KEY FEATURES:

New aircon units throughout (H& C) CCTV & alarm system  
Fireplace with wood burning stove  
Furniture negotiable  
Easy maintenance garden  
fully equipped modern kitchen with Bosch appliances  
Shaded Naya  
Off road parking for 2 cars  
SEPARATE GUEST APARTMENT with own entrance  
8.5 x 4.5 m2 POOL with poolside shower  
Double glazed PVC windows throughout, with shutters & mosquito nets  
upstairs Fully furnished, price negotiable

A beautiful SEAVIEW villa that has been COMPLETELY MODERNISED, VERY WELL MAINTAINED and is ready to move into!



Call us now to book your appointment.

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