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4 bedroom Villa in Moraira

Moraira, Alicante, Spain

559.000 €

Ref: 734523



Bedrooms
4

Bathrooms
3

Build
195 m²

Plot
872 m²

Pool
8 x 4 kidney

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Description

Lovely detached 4 bed Villa, within a 15 min easy walk to Moraira town.

Private driveway for four cars, the property has beautiful views over the vineyards and is in an elevated position with steps leading up to the property.

The property benefits from a large south facing sun terrace of 10m x 6m with views of the pool area and hills to the south west with lovely sunsets. The private pool area is well planted and open to the sun all day and has wonderful views of the countryside and vineyards. The renovated (2024) pool is a 32m2 kidney shaped pool / 8 x 4m2 equivalent, with good lockable storage under the pool terrace.

From the large terrace the main upper level comprises:

Entrance area & W/C. Fully fitted kitchen with granite tops, electric hob, extractor, split level oven, integrated dishwasher and fridge freezer. Many storage cupboards.

Spacious lounge with high beamed ceilings, Cable for ceiling fan, hot & cold aircon, log burning stove, large secondary internal windows taking advantage of the sunsets through the Naya. Double doors lead to the large L shaped Naya, with lovely views over the vineyards and countryside beyond. The Naya benefits from the last rays of sunshine with wonderful sunsets and has been glazed in with double glazed sliding windows with mosquito nets and Venetian blinds enabling it to be used all year round. Master double bedroom with wardrobes, hot & cold air con and a ceiling fan. In addition, a single bedroom with fitted wardrobes and a ceiling fan. Both bedrooms share a lovely new (2024) family shower room with heated towel rail and independent extractor fan.

In addition to the hot & cold aircon and wood burning stove there is also gas central heating throughout on this level.

From the Naya, internal steps take you down to the lower floor, comprising of a landing area with under-stairs storage, double glazed single door leading outside to another terrace with views of the vineyards and access to the driveway and outside areas.

Large double bedroom with wardrobes and hot & cold aircon, ceiling fan and double wooden doors leading out to the porch / terrace, with lockable store/ boiler room and access to driveway and under pool storage room.

Another double bedroom with fitted wardrobes, hot & cold aircon, ceiling fan.

Both bedrooms share another large family shower room with heated towel rail.

General. The windows are of quality white aluminium, double glazed with mosquito nets and shutters. The external doors are white aluminium and double glazed, apart from a set of wooden double doors, downstairs.

The electricity was upgraded to 8kw in 2024. It has Fibre Optic internet. Three remotely operated security cameras via a mobile phone App. And currently the property has a Tourist Licence acquired in 2023. External spiral staircase up to roof terrace.

Note the lovely pine trees can be topped and maintained easily as they are within the property border and thus keeping the beautiful views of the vineyard.

As of 2022, Energy Performance Certificate of E. Energy consumption F260 and CO2 Emissions E51 IBI (Rates) 490.00 p.a Basura (garbage) 276 p.a

Key Ready option: Furniture is available by separate agreement if required.

Built in 1981, the property is in excellent condition throughout. Viewing highly recommended.

For those seeking a villa within easy walking distance to Moraira, this property is ideal.

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