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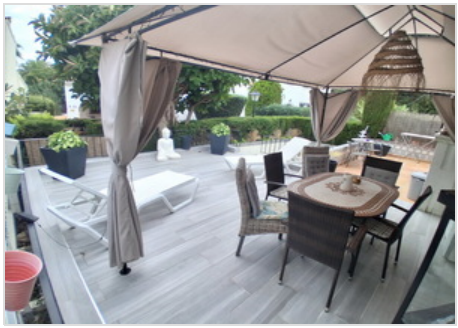
2 bedroom Townhouse in Moraira

Moraira, Alicante, Spain

429.000 €

Ref: 800392









Bedrooms	Bathrooms	Build	Plot	Pool
2	1	120 m²	300 m²	yes - Communal

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Description

Moraira: Location, Location, Location! Rare opportunity to acquire a beautiful detached character property in a prime location! 4 minute flat walk to Andrago beach and amenities. Key ready and well-presented, detached south facing townhouse with traditional Spanish charm, situated in a tranquil cul-de-sac location.

Comprises: Two bedrooms, one family bathroom and one W.C. Cloakroom, utility room, lounge, dining room, kitchen, glazed naya and large open terraces outside. Scope to develop huge cellar. A property of great character with two levels, connected by an internal staircase.

On the ground level you find the main entrance with good sized cloakroom with double storage cupboard, guest W.C and laundry room housing the washing machine and tumble dryer, plus storage units. Archways lead into the lounge and dining room. The whole area features timber ceiling beams and a corner fireplace in the lounge. Adjacent to the dining room is the fully integrated kitchen with thick solid granite worktops, circular inset stainless-steel bowl and drainer, Stainless steel electric oven, ceramic induction hob, pull out extractor hood, integrated dishwasher, fridge and freezer units.

From the lounge into a glazed Naya with French doors leading to the elevated outside terrace with retractable awnings for al-fresco dining. The lounge side of the internal staircase has a very attractive glazed panel showcasing the stairs and allowing natural light to flow. The stairs have a lovely high ceiling with timber beams, leading to the landing area with storage cupboards, two double bedrooms and one large family bathroom.

Outside: There is lovely dining area with ample terraces for sunbathing and relaxing. Two good sized storage rooms. Steps lead down to another stone paved terrace with access to the large underbuild which could be converted into a large multi purpose space for storage and workshop, games room etc... Gardens are well screened with mature trees and hedging. This lovely property has a private off-road parking bay which is flanked either side by mature trees and established plants and irrigated flower beds. Easy low maintenance gardens to front and rear with pleasant views. The delightful landscaped pool area is only 80m away.

Heating and aircon.
In addition to the open fireplace and gas fired wall heaters to the lounge and dining room, the property had hot & cold air conditioning fitted in 2023 to the bedrooms and Naya. It has mosquito nets to all windows.

The community benefits from a brand-new septic system as of Sep 2023 and this complies with the new water quality laws passed in Moraira during March 2024. In this regard, this ensures each property on the community, if being sold, can now obtain a certificate of habitation (Cedula) of which this property already has. The Community allows holiday rentals and long term rentals and is also pet friendly. Tourist licences are available if renting out. The pool and gardens have recently been renovated and this small tranquil enclave of just twelve properties is well managed and maintained.

Annual taxes: IBI (local rates) 317€ Basura (rubbish collection) 165€. Community fees per quarter are

€425 per quarter.
This property is key ready and the furniture is available if required. Viewing is highly recommended. Top Location.

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