

## 4 Cuarto Villa en venta en Moraira, Alicante

399.000€







We arrive at this fabulous villa after a few minutes drive along the coastal road from Moraira to El Portet, turning uphill near the famous Manet hotel. Situated at the end of a quiet cul de sac and part of a small community of just ten villas, this property really is in a perfect position being less than 5 minutes walk from El Portet beach. It also has great potential as a small "rentals business" as there are two self contained apartments below the main villa.

The property is divided between upstairs living accommodation for the present owners and two self-contained apartments below which offer the opportunity to generate a good income from regular returning guests coming via Air b n B or similar.

Several steps take us up from the front garden and driveway to the main accommodation, where we are initially welcomed onto an open terrace under an awning leading us into the glazed Naya. From here we flow through into the large lounge/dining room with electric feature log effect wall fire and central heating radiators.

Leaving the lounge, a hallway takes us to the open modern kitchen with a dishwasher and induction hob and electric oven. From here we continue to the large master bedroom with arch-to-fitted wardrobes. Adjacent we enter a family bathroom with a shower over the bath. There is a second double bedroom next door, the "teddy bear room" as seen in the photos.

From the dining area, we leave to the rear of the villa to find more extensive terraces and a garden. The upper-level terrace is some 17 metres long and has two fantastic Hawaiian-style straw parasols that make this a wonderful area for relaxing or dining. There are steps from here that lead us out of the garden and up a few steps to the good-sized communal swimming pool with sun terraces.

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|  4 dormitorios                          |  3 baños |  165m <sup>2</sup> Tamaño de construcción |
|  470m <sup>2</sup> Tamaño de la parcela | <input checked="" type="checkbox"/> Piscina   | <input checked="" type="checkbox"/> Community Fees (Annual): 1000  |
| <input checked="" type="checkbox"/> Local Tax (Annual): 538   | <input checked="" type="checkbox"/> Furniture Negotiable                                    | <input checked="" type="checkbox"/> Private Driveway   |
| <input checked="" type="checkbox"/> Open Plan Kitchen   | <input checked="" type="checkbox"/> Underbuild  | <input checked="" type="checkbox"/> Converted Underbuild   |
| <input checked="" type="checkbox"/> Proximity: Beach  | <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Garage   |
| <input checked="" type="checkbox"/> Heating   | <input checked="" type="checkbox"/> Built year: 1978  | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Fitted wardrobes   |
| <input checked="" type="checkbox"/> Basement  | <input checked="" type="checkbox"/> Storage / utility room                                  | <input checked="" type="checkbox"/> Views: Mountain views  |