

## 4 slaapkamer Villa Te koop in Moraira, Alicante

595.000€



This villa is located in a quiet residential cul-de-sac, walking distance to the beach, restaurants and town centre. The property is distributed over two separate floors on a plot with two levels. You enter through an electric vehicle gate into a large parking area with both garage and carport. From the parking area there is a staircase up the pool terrace and the entrance to the principal living level. You enter through a circular open naya and then through glazed doors into the living/dining room, a spacious room with wood-burner and a serving arch from the kitchen. The separate kitchen includes gas hob, oven, extractor, 45cm dishwasher and fridge/freezer. Next to here is the house bathroom which includes walk-in shower, vanity unit and a heater. At the end of the hallway is bedroom 2, a double bedroom with built-in wardrobes, and to the left is the master bedroom which has built-in wardrobes and glazed doors leading out to the naya and pool. Downstairs there is a separate guest apartment which is a flat walk from the parking area. You enter into a spacious living/dining room which has a serving arch from a separate area where a kitchenette is being installed. Off the living area there is a double bedroom and next to that is another double bedroom with built-in wardrobes. At the end of a small hallway is the house bathroom which includes a bath with shower attachment. The pool terrace is spacious and private and it enjoys all day sun. The large garage includes the pool pump equipment and has plenty of space for storage, off the garage there are also two large undeveloped rooms which back onto the apartment. The garden has been left natural apart from some fruit trees that have been planted in the back garden. - Key points:- Built 1994- Current owners since 2021- Air conditioning in the two bedrooms upstairs- Double glazed windows upstairs- Possibility for an internal staircase to make the villa one house- Sold as seen- Annual taxes 974€ (property tax and rubbish tax)- Distances:- 1.1km to beach, less to a choice of restaurants- 1.2km to town centre- 2.1km to golf course- 8.9km to motorway access in Benissa- Works in progress at the moment:- Upstairs:- Air conditioning in living room- Kitchen being renovated- Downstairs:- New floor tiles throughout- New windows- New kitchenette- New walk-in shower in bathroom- Air conditioning in living room- New ceiling lighting- Externally:- New pathway- External painting- Works to be completed middle of October

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|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  4 slaapkamers                    |  2 badkamers         |  218m <sup>2</sup> Bouwgrootte |
|  804m <sup>2</sup> Perceelgrootte |  Zwembad             |  Air conditioning              |
|  close to the sea                 |  Covered terrace     |  double glazed                 |
|  Energy Rating: E                 |  Garage              |  garden                        |
|  Guest Apartment                  |  Independent Kitchen |  Lounge Dining Area            |
|  Off Road Parking                 |  Open Views          |  Parking                       |
|  Pool: Private                    |                                                                                                         |                                                                                                                     |



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