

## 3 slaapkamer Villa Te koop in Moraira, Alicante

1.550.000€



This traditional style villa with a contemporary interior is nestled in the hillside overlooking El Portet bay with the green zone behind. The villa is distributed over three floors, each offering remarkable views, and situated on an inclining plot in a very quiet residential street. There is parking at the top of the plot with steps down to the main living level, at the bottom of the plot there is a garage and off-road parking. You enter into the utility room and then directly into the spacious open plan living/dining/kitchen with wonderful views through the large windows and doors. The luxury kitchen is fully fitted with white gloss units and black Silestone worktops and includes a breakfast bar. There is a dining area and various areas for socialising, sitting and relaxing. The television area has an impressive black silestone fireplace with an integrated wood-burner. Outside there is a circular balcony. Off the living area there is a hallway with a guest toilet and the master bedroom with an en-suite shower room. Up the stairs next to the kitchen you will find a spacious office, a double bedroom with terrace and incredible views and a large roof space storeroom. Down the stairs from the living room you enter the poolside bar/kitchen a spacious room with dining area and a fully fitted kitchen with cream units and black granite worktops, from here there are a few steps down to the pool terrace. Through a door in this room you enter a large guest bedroom with an en-suite shower room and a door out to the open naya by the pool. The open naya has a relaxing area and a guest toilet for the pool. The pool area itself is spacious with a lovely pool, pool shower and plenty of space to enjoy the sun and the views. Through a door on the pool terrace you reach the staircase at the side of the villa which has a mature garden with plants, trees and palms. Up the steps there is a storeroom with the solar equipment, down the steps is a large storeroom with the pool pump equipment.- Key points:- Built 1977- Reformed by present owner since 2012- Aerothermal underfloor heating- Air conditioning- Solar panels with 22km batteries- 600 litre hot water storage- Auto-irrigation- Double glazed windows and doors- Shutters and mosquito screens- Easy maintenance garden- Fibre internet available- Awnings- Modern stainless steel and glass railings- Heated 32m2 pool with salt water- Annual rubbish tax 276€- Annual property tax to follow- Distances:- El Portet beach 1.2km- Town centre and marina 1.0km- Golf 5.7km- Water sports centre 11.5km

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|----------------------------------|---------------------------|-------------------------------------|
| 3 slaapkamers                    | 4 badkamers               | 336m <sup>2</sup> Bouwgrootte       |
| 800m <sup>2</sup> Perceelgrootte | Zwembad                   | Air conditioning                    |
| double glazed                    | easily maintained gardens | Energy Rating: E                    |
| Equipped kitchen                 | Fire place                | Garage                              |
| Lounge Dining Area               | Mature Garden             | Off Road Parking                    |
| Open plan kitchen                | Pool: Private 8 x 4       | south                               |
| Store room                       | Underfloor heating        | View: Fantastic panoramic sea views |
| View: Mountains and open views   |                           |                                     |



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