

## 2 soverom Villa til salgs i Benitachell, Alicante

450.000€



This immaculate traditional villa with sun all day is located in a quiet cul-de-sac on the outskirts of Moraira, just a short walk to the shops and restaurants. The property is situated on a large flat rustic plot, which means that it cannot be extended, with lovely open views to the valley and mountains, and even some sea view. From the approach road there is a small driveway with ample parking spaces leading to a single garage with storage area. From the garage there is a flat path to the staircase with nine steps up to the villa and pool terrace. You enter into an open naya with lovely views, a great place to enjoy the sunsets to the west. The front door leads you straight into the spacious living room with an open fireplace and a window overlooking the pool. Through an archway you enter the dining area a good luminous space with glazed doors to the naya and a window. To the left of the living room is the kitchen which has been fitted with gloss cream units and granite worktops including oven, gas hob, telescopic extractor, 45cm dishwasher, washing machine and fridge, it also has the benefit of a pantry. From here there is a hallway to the bedrooms and bathroom. First is the second bedroom a spacious bedroom with built-in wardrobes, air conditioning and a window looking over the back garden. Next is the superb renovated bathroom which includes walk-in shower, vanity unit with black glass basin and an electric towel rail heater. At the end of the hallway is the spacious master bedroom which has built-in wardrobes, air conditioning and a wall mounted television for early nights or lazy mornings! The pool terrace is private and very spacious with lovely open views, it includes a pergola for relaxing in the shade, table and chairs for alfresco dining, a barbecue, coffee table and chairs and still plenty of space for sun sun loungers. The plot surrounding the villa has grass, plants, bushes and several almond trees, there is so much more you can do with the space that is available. There is access to a storage space under the naya with limited head height.- Key points:- Built: 1983- Present owners since 2006- Detached garage- Electric heating- Open chimney- Air conditioning hot/cold in the bedrooms and living room- Double glazed doors and windows- Windows with mosquito nets and security grilles- Internet available- Furniture: Negotiable- Annual taxes 544€ (property tax and rubbish tax)- Property has energy certificate and certificate of habitation. Distances: Supermarket and restaurants 150m. Bakery and chemist 1.0km. Moraira town centre, beach

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|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  2 soverom                          |  1 badrom                        |  168m <sup>2</sup> Bygg størrelse |
|  1.585m <sup>2</sup> Tomtestørrelse |  Svømmebasseng                   |  Air conditioning                 |
|  countryside views                  |  Covered terrace                 |  double glazed                    |
|  Energy Rating: In progress         |  Excellent Condition             |  Fire place                       |
|  garden                             |  Garage                          |  Heating                          |
|  Off Road Parking                   |  View: Mountain and valley views |  Pool: Private 8 x 4              |



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