









## 2 bedroom Villa for sale in Moraira, Alicante





375,000€



The lovely, cosy villa with wonderful views down the valley to the sea is located in La Sabatera, walking distance to a small shopping centre and just a short drive to the beach, town centre and all of the amenities. The villa is distributed on one level and it is situated in a quiet cul-de-sac. You arrive at the property, park in the carport and then go down a few steps to the front garden. You enter the villa through glass sliding doors into a dining room and then into the small but well fitted and equipped kitchen with granite woktops. Through an archway you enter the living room which has a corner fireplace and wood-burning stove, through another archway you enter a small hallway. To the left is a double bedroom with built-in wardrobes, straight ahead is the house bathroom which includes a vanity unit and bath with shower attachment, at the far end of this bathroom there is a utility area. To the right is the master bedroom which has built-in wardrobes and an en-suite bathroom including dressing area, vanity unit, heated towel rail and a walk-in shower. Through a door in the living room you enter the glazed naya, a south facing room with beautiful views over the expansive terrace and to the sea. Down five steps you are on the terrace, which is approximately 180m<sup>2</sup>, plenty of space for alfresco dining, sunbathing, relaxing and enjoying the all day sun, it could be possible to have a pool or hot tub but this would have to be confirmed by the town hall planning department. To the left of the villa there is a large wooden shed/workshop and behind there is a barbecue terrace with granite table and worktop. Here you will also find a utility cupboard containing both water heater and washing machine. The garden has a variety of mature plants and trees including a Jacaranda, a bottle brush and two wonderful Hibiscus.- Key points:- Built: 1978- Present owners since 1980- Air conditioning in living room and both bedrooms- Wood-burner- High inclining ceilings with beams- Carport plus street parking for visitors- Annual taxes 500€ +/- property tax and rubbish tax total- Distances:- 1km small shopping centre- 2.5km large shopping centre- 2.7km to beach and town centre- 3.2km to golf- 9.2km to the motorway access in Benissa

-  2 bedrooms
-  400m<sup>2</sup> Plot size
-  Traditional
-  countryside views

-  2 bathrooms
-  View: Open and sea views
-  Fire place
-  Beautiful Garden

-  90m<sup>2</sup> Build size
-  open terrace
-  Energy Rating: In progress
-  Air conditioning



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