

## 4 bedroom Villa for sale in Moraira, Alicante

665,000€



This very well maintained Mediterranean style villa with heated pool and garage is located in Valle del Portet on the outskirts of Moraira, just a short drive to the beach, supermarkets and town centre. The property is distributed over two separate floors and situated on a terraced plot with a beautiful mature garden. The villa is located on a residential street with access through electric gates to a driveway and garage. From here there is a choice of two staircases through the garden taking you to the principal living area on the first floor. You enter the villa into a glazed naya with lovely views and space for both alfresco dining and relaxing, from here you enter the kitchen which has been fitted with pale wood effect units and golden granite worktops, it includes fridge/freezer, dishwasher, microwave, oven, ceramic hob and chimney extractor. Directly from the kitchen you enter the interior dining area and then the spacious and luminous living room which has an ornate fireplace. Through an opening in the dining area you enter a hallway with two double bedrooms with built-in wardrobes and air conditioning, a house bathroom with shower and vanity unit, and a master suite which includes a spacious bedroom with wardrobes, air conditioning and an en-suite bathroom with bath including shower attachment, vanity unit and a heated towel rail. Down an external staircase you reach the lower floor which is a guest area with a large private terrace. At the entrance there is a utility cupboard and then a spacious open naya. You enter into a small hallway, on the left is a spacious laundry/storage room, on the right is a huge bedroom with wardrobes and a large en-suite bathroom which includes bath, shower and vanity unit, your guests will not want to leave! At the bottom of the external staircase you arrive at the garage which includes the boiler and storage, and at the back of the garage there is a separate storeroom. The garden is special, from the boundary hedge by the road all the way up to the petanque area at the top of the plot the garden is full of plants, colourful flowers, cactii, palms, and lemon and nispero fruit trees. The pool terrace is spacious with plenty of space for sun loungers, a 9 x 4m pool and a pool shower. Off the pool terrace is a barbecue terrace with seating area for all of the family, also on this terrace there is a storeroom and the pool pump room. - Key points:- Built: 1990- Present owners since 2012. Very well maintained. Sea and valley views. Guest apartment. Laundry room. Utility cupboard. Garage.

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|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                  |  3 bathrooms      |  230m <sup>2</sup> Build size         |
|  900m <sup>2</sup> Plot size |  Swimming Pool    |  View: Valley, mountain and sea views |
|  Traditional                 |  south            |  Shutters                             |
|  Pool: Private 9 x 4         |  Off Road Parking |  Mature Garden                        |
|  Garage                      |  Fire place       |  Equipped kitchen                     |
|  Energy Rating: E            |  double glazed    |  Central Heating                      |
|  Beautiful Garden            |  Barbecue         |  Air conditioning                     |



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