

## 2 sovrum Villa till salu i Teulada, Alicante



550.000€


A beautiful south-facing villa with an 836 m<sup>2</sup> plot for sale, located in one of the most sought-after areas of Moraira ( Arnella ) on a cul-de-sac, just a few minutes from the sea. Only a 3-minute drive from El Portet beach and 5 minutes from the town centre, with a protected green area at the rear.


From the plot you can walk to Cala Llebeig, one of the most beautiful and natural coves on the Costa Blanca. The location is excellent: cul-de-sac, no traffic noise, perfect for those seeking privacy and tranquillity.

The property currently has 115 m<sup>2</sup> of built area, plus a pergola/barbecue or summer kitchen to be completed, ideal for enjoying the outdoors all year round. With an entrance porch which gives access to the living dining room with fireplace. There are 2 bedrooms with fitted wardrobes and a bathroom with bathtub all in one floor. The property has air conditioning hot/cold, place for parking.

The outdoor area has a 10 × 5 m swimming pool, ample space to create terraces, gardens, chill-out areas or expand outdoor spaces. The plot is flat and fenced, it allows for the extension of the property, increasing the built area and making multiple improvements, it has a bit of sea view, making it an ideal property for both a primary residence and an investment project.

 2 sovrum  
 836m<sup>2</sup> Tomtstorlek

 1 badrum

 115m<sup>2</sup> Bygg storlek