



**Spanish Property Sales**

Making Clients Happy Since 2002

☎ 0034 666 271 461

✉ mail@spanish-property-sales.net

## 3 bedroom Villa in Moraira

Moraira, Alicante, Spain

**465.000 €**

Ref: 722083



Bedrooms  
3

Bathrooms  
2

Build  
108 m<sup>2</sup>

Plot  
300 m<sup>2</sup>

Pool  
8 x 4

[www.spanish-property-sales.net](http://www.spanish-property-sales.net)





## 3 bedroom Villa in Moraira

Moraira, Alicante, Spain

465.000 €

Ref: 722083

### Description

A fabulous 3 bed, 2 bath (1 en suite) villa on one level, with private pool, has come to the market in an enviable location within easy walking distance of Moraira town, beach, bars and restaurants.

Totally renovated in 2022 to a top quality.

Access to the property, from a quiet cul de sac, is via a pedestrian entrance or electric gates to an off road parking space. Alongside is a good size storage cupboard, storage shed and a separate utility room which houses the washing machine, tumble dryer and two electric water heaters.

Walking toward the pool terrace, with lockable gate, is the BBQ area with outdoor sink and seating area - perfect for dining/entertaining outside whilst keeping an eye on the children in the pool.

Enter the villa via wood effect, double glazed, bi fold doors which allow for an inside/outside dining space with round wooden table and 4 chairs. There are wood effect porcelain tiles throughout, easy to clean and non slip.

The lounge area has two comfortable sofas plus an armchair and overhead spot lights. There is an open, functioning fireplace for cosy evenings by the huge smart TV.

Off the lounge is the customised kitchen which includes an American fridge freezer, electric oven and grill with overhead extraction, microwave, dishwasher and food storage cupboard.

All the cupboards and drawers are soft closing.

A small corridor from the lounge leads to 3 double bedrooms.

The master bedroom has an en suite shower room with WC, vanity unit, bathroom cabinet and heated towel rail. There is a walk in hanging/storage space for personal items and clothing.

The large bed frame has a built in smart TV.

Guest bedroom 1 has a double bed and built in wardrobe.

Guest bedroom 2 has a double and single bunk bed.

The family bathroom has an over bath shower, WC, vanity unit, glass display shelf and heated towel rail.

Hot and cold A/C in all the bedrooms and lounge. Double glazed windows with mosquito nets and shutters.

Mains sewage / waste water.

South facing. External security camera. Tourist Licence in process.

The villa is part of an urbanisation with street lights and additional community pool. Urbanisation Fee €150 p.a. IBI /Council Tax €295,70 Basura/Rubbish collection €165

This "key ready" villa must be seen to appreciate its design and quality.



## 3 bedroom Villa in Moraira

Moraira, Alicante, Spain

465.000 €

Ref: 722083



