

Villa for sale

Villa For Sale

Villa for sale type unknown

Price: €785,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 276<sup>2</sup>M2 Plot: 865<sup>2</sup>

M2 Terrace: -

Address: Moraira,Alicante

This immaculate luxury villa is located in the Pinar de l'Advocat area of Moraira, just 2.3km to the beaches and town centre. The villa is located in a quiet residential cul-de-sac and there are two vehicle entrances, one is a large gravelled area and the other is a parking area for four cars with a garage. From the parking area there are just three steps up to the main entrance, you enter into a large and inviting open plan living room divided into kitchen, dining and relaxing areas. The stunning, top quality, kitchen consists of light wood units and a large anthracite island with a matt black granite worktop incorporating a space for two stools, the kitchen includes integrated fridge, integrated freezer, integrated dishwasher, induction hob and stainless steel oven, coffee machine and warming drawer. At the far end of the room, which is bathed in light, there is a large dining area with sea views and access to an outside terrace and the technical room. The rest of this large area is for relaxing and socialising with comfortable chairs and a wood burner for the winter evenings. Off the living room you will find the first bedroom which is situated next to a stunning house shower room with walk-in shower. Down the staircase in the entrance you reach the ground floor, under the staircase there is a storage cupboard and then on the left is the superb master bedroom which includes a large dressing area, a spacious bedroom and a spacious en-suite shower room which includes a double walk-in shower with entrances at both ends. The bedroom has a three dimensional mural which makes the room seem even larger. On the right of the staircase is the guests area which includes two double bedrooms which share a shower room with walk-in shower. At the end of the hall is the utility room and access to the pool terrace. Externally there is a large pool terrace with a garden border of lovely plants including a 10 x 4.5m pool with Tosca which was renovated in 2014 with automatic controls for water level, chlorine and PH, and a pool shower. Above and overlooking the pool terrace there is a wonderful L-shaped chill-out area where you can relax and dine alfresco under a pergola whilst enjoying the views, to complete the experience there is a fully fitted bar/summer kitchen with electric shutters. To the left of the villa and with access from the dining room there is a lovely open terrace with comfortable chairs and sea views. In the parking area, just a short walk from the kitchen and summer kitchen, there are mature orange, lemon and grapefruit trees.- Key points:- Built in 1973 and extensively renovated in 2008- Gas central heating- Air conditioning- Solar hot water with 350l tank- Double glazed "tilt and turn" windows with security glass- Electric persianas on all windows- Electric security persianas on all doors- Electric gate and garage doors- 40,000l water deposit- Luxury kitchen- Luxury bathrooms including Grohe taps and shower fittings, Duravit suspended toilets and heated towel radiators- Wenge interior doors- Telephone,internet and satellite television all available- Furniture negotiable- Annual taxes 815€ +/- All documentation up to date-

This luxury villa should not be missed

