

Ref: WW2032

475,000 €



### MODERN THREE BEDROOM VILLA CLOSE TO MORAIRA VILLAGE

Villa for sale in Moraira. A most attractive and very spacious three bedroom, two bathroom, detached villa with delightful distant views to the Sierra Bernia mountains and El Montgó. The villa is very quietly situated in a cul de sac in Partida Plá del Mar, and just a short walk to Moraira and the beach. Automatic entrance gates to multiple parking and the garage, also with automated opening. There is also a separate pedestrian gate with an entry phone. A door from the garage leads directly into the villa. From the front door into the welcoming entrance hall with a balustraded staircase to the upper floor, open plan to the dining room and living room, both of which are adjacent to the very spacious open kitchen with a breakfast bar. The living room with three sets of double sliding doors looks out across the spacious L shaped pool terrace to the distant mountain views in the west. It has a fireplace with an inset wood effect gas stove. The pool terrace is very private, being well above the neighbouring properties below. A gate leads to the charming informal garden with citrus trees and an abundance of roses. Outside, there is also laundry room and at the

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end of the garden, a casita workshop and garden tool store. An inner hallway off the entrance hall leads to a large family bathroom and one of the three large double bedrooms. Bedrooms two and three are upstairs together with the second bathroom. Both bedrooms here have extensive fitted wardrobes and doors on to a large semi circular sun terrace with amazing views. Gas central heating by radiators, automatic window shutters and mosquito blinds. Delightful.

**Price: 475,000 €**

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- Build size: 249 m2
- Plot size: 909 m2
- 3 bedrooms
- 2 bathrooms
- Private pool
- Central Heating
- Urbanisation: Plá del Mar