

Ref: WW2048

399,500 €



## APARTMENT

### THREE BEDROOM VILLA WITH AN INDEPENDENT TWO BEDROOM

Villa for sale in Moraira. A detached two storey villa with the principal villa on the upper floor and a two bedroom guest apartment on the ground floor at pool level. The villa is very quietly situated in a short cul de sac at Lower Sabatera, close to Moraira village. Vehicular access by a sliding gate into the two car garage and one car parking on the drive. The large garage accommodates the washing machine and an adjacent store room. There is another gated entrance to a concrete standing of 11.5 x 4.1 metres with an inspection pit. Entrance to the principal villa is either via an external staircase to the open naya on the front, south side and directly into the sitting room or into the kitchen by a second external staircase at the back, next to the garage. This staircase continues up to a spacious roof terrace with a glimpse of the sea. The very spacious and light sitting/dining room has a semi circular end with radiating wooden beams and a fireplace with a wood burning stove. There is also gas central heating by radiators on this floor. Through an arch to an inner corridor with three double bedrooms with fitted wardrobes, of which the two front ones have wooden framed

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double doors onto the sun terrace. There is a shower room and a bathroom. A door next to the dining area leads into the enclosed kitchen with an exterior door. The ground floor apartment has two entrances, neither of which involve any steps from either of the two parking areas. The living/dining room, which is the same size as the one upstairs has double doors directly on to the pool terrace. There are two double bedrooms, a small enclosed kitchen and a shower room. Outside, the surrounding gardens are mostly paved with a roofed barbecue, an 8 x 4 metre rectangular swimming pool, citrus and olive trees.

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- Build size: 251 m2
- Plot size: 820 m2
- 5 bedrooms
- 3 bathrooms
- Private pool
- Central Heating
- 1.5 km from beach
- 1.3 km from town
- Zone: La Sabatera