



Spanish Property Sales

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0034 666 271 461

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2 bedroom Villa in Moraira

Moraira, Alicante, Spain

349.000 €

Ref: 695415



Bedrooms
2

Bathrooms
1

Build
117 m²

Plot
317 m²

Pool
Yes -
Communal



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Description

Location, Location, Location! Moraira: beautiful well-presented, detached south facing villa with traditional Spanish charm, situated in a tranquil cul-de-sac location, just a short stroll to Cala Andrago /Algas development, where you will find..... some great restaurants along the sea front and within easy walking distance to the amenities of Moraira. It has private off-road parking for two cars and small easy low maintenance gardens to front and rear with some sea views from the front terrace. The delightful landscaped pool area is just a 2 min walk away. This small and tranquil development is very well managed and maintained. It is also pet friendly.

This lovely character property has two levels, connected by an internal staircase. On the ground level you find the main entrance porch, inner lobby with double storage cupboard, guest W.C.

This level is mostly open plan with supporting beams that lead to the fully fitted kitchen, dining area, lounge, and glazed naya (covered terrace). French doors lead out to the open terrace with some views including some views of the sea. Awning for shade.

The lounge area has a lovely feature fireplace with log burning stove. Adjacent is the dining room and fully integrated kitchen with solid marble tops. Twin stainless-steel sink unit. Electric oven and stainless-steel gas hob with extraction unit above. Free standing fridge / freezer and washing machine.

At the back of the lounge, there is an open plan feature staircase leading up to the 2nd level. The stairs have a lovely high ceiling with timber beams, leading to the landing area with storage cupboards, two double bedrooms and one large family bathroom.

Outside: Two small storage rooms with scope to develop the under-build. It has a tiled pathway for easy access around the property.

General:

Built in 1987

The property has gas central heating with radiators..

Scope to develop the under build for storage or multi use.

The community benefits from a brand-new septic system as of Sep 2023 that cost 48,000 euros and this complies with the new laws passed in Moraira March 2024. This ensures all properties can obtain the updated certificate of habitation (Cedula)

The pool has recently been re-tiled and grouted and currently undergoing some further landscaping.

Annual taxes: IBI (local rates) 317€ Basura (rubbish collection) 165€.

Community fees paid quarterly at 557.60€ (2,230€ pa)

The property is sold unfurnished.

Viewing is highly recommended.



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