

Ref: WW2231S

1,395,000 €



### Fabulous villa, Pla del Mar, Moraira

Villa for sale in Moraira. A superb five bedroom detached villa directly overlooking the marina in Moraira and a short, five minute level walk into the historic heart of the village. The untouched bay of El Portet is also just a five minute stroll along the promenade. Built in 1979 and extensively modernised in 1997 this interesting, well maintained villa is in a very enviable location so close to the sea, Moraira marina and the village. Situated above the road to El Portet with a high natural stone wall, the villa is accessed from a short cul de sac. The villa is second line to the sea with only an empty plot, well below and on the other side of the coast road. The excellent sea and marina views from the villa will not be affected when this plot is built on as the planning laws allow a detached villa to be built but no higher than seven metres. Automatic wrought iron gates to ample parking and a garage. Just half a dozen steps up to the entrance porch of the upper floor comprising an entrance hall, sitting room with a fire place and the marina view, a dining room with three large windows with views to the sea and marina, a fully fitted kitchen approached through a wide arch,

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two double bedrooms including the master with en-suite and a guest cloakroom. Sweeping stainless steel balustraded external staircases lead up to the large roof terrace and down to the ground floor apartment at swimming pool level. The apartment has a three arched open naya, a sitting dining room with an open kitchen, three bedrooms, of which one is used as a study, a shower room, a laundry, a store room and a sauna cabin. Outside, there are delightful well maintained gardens with mature palm and citrus trees, a large pool terrace and swimming pool, a summer kitchen, a barbecue and a pool shower.

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- Build size: 230 m2
- Plot size: 800 m2
- 5 bedrooms
- 2 bathrooms
- Private pool
- Central Heating
- 0.5 km from beach
- 0.2 km from town
- Zone: El Portet
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