

Ref: WW2258

650,000 €



### EXQUISITE SEA VIEW IN EL PORTET

Villa for sale in Moraira. A four bedroom, three bathroom, detached, two storey villa in an elevated location commanding a sublime sea view to El Portet Bay, Cap d'Or, Calpe Peñon and the Sierra Bernia mountain range. Gated entrance to parking and a large car port with direct, level access to the entrance porch and reception hall on the upper level. An open plan layout with a sitting room with a wood burner, separated by two arches from the dining room and an open kitchen; all with that fabulous sea view to El Portet. Double doors lead out to a spacious ballustraded sun terrace with automatic sun awnings. The sun and security blinds at the large picture windows are also automatic. Two sea view double bedrooms on this floor including the master with a walk-in wardrobe, a sauna cabin and an en suite featuring a jetted corner bath and a walk-in shower; doors lead directly out to the sun terrace. The second bedroom has an en-suite shower room and connects directly to a second room currently used as a study. This could equally be a dressing room and walk-in wardrobe. External stairs lead down to the lower level next to the swimming pool. Here there is a shaded dining

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area, a workshop, two storerooms, two double bedrooms, a shower room, a summer kitchen and a covered and private jacuzzi. Hot and cold air conditioning throughout, under floor and radiator central heating by gas and an alarm system. A charming villa in Moraira's most privileged location.

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- Build size: 175 m2
- Plot size: 800 m2
- 4 bedrooms
- 3 bathrooms
- Private pool
- Central Heating
- 1 km from beach
- 1 km from town
- Zone: El Portet