



REF: # 7348

CALPE/MORAIRA

#### INFO

PRIS:	780.000 €
BOLIG TYPE:	Villa
STED:	Calpe/Moraira
SOVEROM:	3
Bad:	3
BOAREAL ( m2 ):	347
TOMT ( m2 ):	810
Terrasse ( m2 ):	-
ÅR:	-
ETASJER:	-
MELDING	-



#### BESKRIVELSE

Located in Pinar d'Abogat in Moraira, this 3 bedroom (with potential for 5 bedrooms), 3 bathroom property on a quiet road, just 20 minutes' walk (3 minute drive) from the centre of Moraira and all the towns' amenities. The property is not overlooked, therefore allowing it's owners a high degree of privacy, with views over its own gardens and valley to one side, which is protected land and therefore not buildable on in the future. Distribution: impressive entrance hall, open plan living and dining area leads out onto the swimming pool, terrace and low maintenance gardens beyond. The other side of the house holds 1 of the 3 bedrooms with ample storage space and open views across the valley. Upstairs 2 further bedrooms. The master en-suite has ample wardrobe facilities and large double doors leading onto a balcony overlooking the valley as well as the swimming pool and gardens. The 2nd bedroom, also en-suite, also benefits from double doors leading out onto a balcony affording the same valley views. A real highlight of this property is the incredibly large and versatile basement. The basement can be converted into a 1 or 2-

bedroom apartment, or used to create extra living space such as home cinema, gym, games room and bodega. The basement has 8 high placed windows allowing natural light and ventilation. Other key features include hot and cold air conditioning, solar powered air-sourced heat pump for hot water, underfloor heating and pool heating and high specification aluminium double glazing with heat protecting glass.



UTSIKT	PARKERING NR BILER	OPPVARMING	ENERGETIC CERTIFIED
<ul style="list-style-type: none"><li>Panorama</li></ul>	Garasje nr biler : 1	<ul style="list-style-type: none"><li>Sentral gas oppvarming</li></ul>	

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