



REF: # 7348

CALPE/MORAIRA

INFO

PRICE:	780.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira
BEDROOMS:	3
Bathrooms:	3
Build (m2):	347
Plot (m2):	810
Terrace (m2):	-
Year:	-
Floor:	-
Old price	-



DESCRIPTION

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.



VIEWS	PARKING	HEATING	ENERGETIC CERTIFIED
Panoramic views	Garage no Cars : 1	Central gas heating	 The image shows a vertical energy efficiency scale with seven horizontal bars, each representing a grade from A to G. The bars are colored in a gradient from dark green at the top to red at the bottom. To the right of the scale is a vertical green bar with the text 'IN PROGRESS' written vertically.

"OUR EXPERIENCE IS YOUR GUARANTEE"