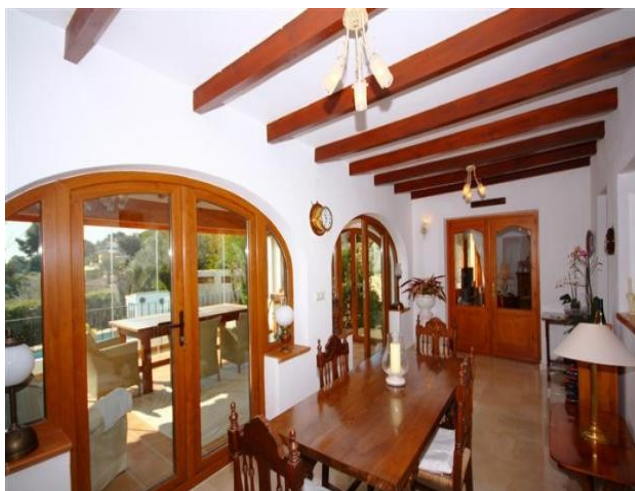


**3 bedroom villa €549,950**  
**Moraira, Spain**



### **Key features:**

- Bedrooms: 3
- Bathrooms: 3
- Build Size: 254 m<sup>2</sup>
- Plot Size: 880 m<sup>2</sup>
- Pool: 11 x 6m
- Driveway 3 Cars
- Orientation: S
- Sea views
- 5 mins. Drive to beach
- 2 mins. Walk to local amenities

### **Full description:**

This exquisite, modern luxury three bedroom villa is distributed over two levels with all the accommodation connected by an internal staircase. A flat landscaped plot surrounds the villa which also has a fine sea view. A truly beautiful home. Accommodation: Ground Floor: Covered porch, entrance hall, lounge with fireplace, dining room, glazed naya, fitted kitchen, inner hall, double bedroom with en-suite shower room, 2nd double bedroom with en-suite shower room and dressing room, staircase to Upper Floor: Master bedroom, en-suite shower room, private balcony/terrace. Outside: Landscaped gardens, fountain, pool, pool side shower, paved terrace, dining/seating areas, casita/storeroom, driveway. Villa for sale in Tabaira, Moraira, this superb villa is situated in a very quiet elevated location, yet within a short level stroll to local shops and amenities. Fronted by a high dry stone and rendered wall, twin electric gates open onto a stone paved driveway and a matching pedestrian gate leads down a short flight of stone steps to an enclosed porch with a fully glazed arched door with matching glazed slip panels. An ornate iron grille opens into the impressive reception hall which has a store cupboard and an ornate iron balustraded, marble staircase to the upper floor. Turning right from the hall a door opens into a spacious and bright lounge with a feature stone fireplace and fitted electric fire. French doors lead into the large, south facing dining room with two pairs of arched French doors opening into a particularly spacious naya featuring a pitched and beamed ceiling, retractable 'glass curtains' opening onto a balcony overlooking the pool, with fine valley views to the sea and Cap D'Or headland. An arched, glazed door leads directly onto the pool terrace. From the dining room a doorway leads into the impressive, luxury, fully integrated kitchen with ivory units and deep granite worktops, twin composite sinks



and drainer, stainless steel electric oven, ceramic hob with pull out extractor canopy, dish washer and fridge freezer; a sliding door returns to the hall. Left from the hall, an archway leads to a lobby accessing: a store cupboard, bedroom 3 with en-suite shower room with a matching vanity unit and fully fitted walk-in dressing room, and bedroom 2 with an en-suite shower room and marble topped vanity unit and a cupboard housing the washing machine. From the bedroom French doors lead into the dining room.

The upper floor is dedicated to the fabulous master suite with a glazed door and full length picture window leading onto the south facing balcony terrace with superb views to the sea. There is a newly refitted shower room with a large walk-in shower enclosure and double airing cupboard housing the hot water cylinder.

The beautifully landscaped gardens extend around the villa are planted with a range of mature palm trees and other Mediterranean species. The front garden is laid to terraced and gravelled, planted beds, retained by several attractive dry stone walls. A glazed gate leads from the driveway to the gardens and an iron side gate to the west end of the front path opens onto the particularly expansive stone paved pool area which surrounds the large south facing kidney shaped pool. Adjacent there is a raised garden area, retained by a dry stone wall with dappled shade provided by a majestic false pepper tree and a casita suitable as a store/workshop. There is an elevated and balustraded dining patio and a poolside shower unit. Five stone steps lead down to an attractive sunken garden area with a central water feature. The entire garden is bordered by established hedging and walls ensuring both security and seclusion.

