



**Spanish Property Sales**

*Making Clients Happy Since 2002*

✉ [mail@spanish-property-sales.net](mailto:mail@spanish-property-sales.net)

## 2 slaapkamers Villa onroerend goed in Moraira

Moraira, Alicante, Spain

**285.000 €**

Referentie: 710116



Slaapkamers  
2

Badkamers  
1

Huis  
87 m<sup>2</sup>

Perceel  
66 m<sup>2</sup>

Zwembad  
Yes -  
Communal



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### Omschrijving

Lovely linked bungalow within 15 mins walk of Moraira town and beach.

A modern, well presented linked villa on a desirable community within 15 mins walk of Moraira town, beach and all its amenities.

Off road parking at the front alongside a private walled patio which is South facing. In addition to the 66m<sup>2</sup> the building sits upon, the property benefits from approx 49m<sup>2</sup> of allocated community land. This is currently made up of the front and rear terraces plus the car parking space at the front. See the floor plan for all the approx sizes. The total built surface area on Cadastre (Property Register) is 87m<sup>2</sup>. This is how the rates for the building are calculated. The rates on the plot are calculated as a percentage of the total community plot at 1.46% equating to 185m<sup>2</sup>.

Take the spiral staircase from the front terrace to the solarium and enjoy far reaching views to the Cap d'Or watchtower and surrounding area. You enter the villa into a light, bright, spacious living/dining room with a modern, fully equipped American style kitchen at the far end. The rear door leads out to an open terrace for dining al fresco. The attractive, landscaped communal garden and magnificent communal pool is only 20m away. The accommodation includes two double bedrooms with fitted wardrobes and a modern bathroom with overhead shower. Hot and cold A/C throughout, double glazing and ceiling downlights. Mains drainage. Owners are allowed to have dogs. Properties can be rented. This delightful property is ideal as a permanent home, vacation villa and/or rental investment. Furniture is negotiable.

Built in 1980 Community Fees : €670 per annum. IBI/Council Tax €176,25 p.a. Basura /Domestic waste Tax €165





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