



REF: # 7779

CALPE/MORAIRA



INFO

PRIS:	1.290.000 €
BOLIG TYPE:	Villa
STED:	Calpe/Moraira
SOVEROM:	4
Bad:	4
BOAREAL (m2):	327
TOMT (m2):	1.300
Terrasse (m2):	-
ÅR:	-
ETASJER:	-
MELDING	-



BESKRIVELSE

This fantastic villa is one of the earlier houses built in El Portet. An exceptionally charming Mediterranean villa, built in 1957 and fully reformed in 2018 to the standards of a new build house, whilst maintaining the charm of a true Spanish home. The location is unique: just a few hundred easy and flat steps away from the idyllic beach of El Portet and a relaxed walking distance to Club Nautico and the centre of Moraira. No car needed, just go to the beach and back for a swim or a drink, take your SUP or canoe from the garage with you. And in the evening one just walks back home from the centre after dinner, easily along the seafront. The plot of 1.300 m2 is flat. The automatic gate gives access to the outdoor parking space for 4 cars plus a garage. The lush, southwest orientated garden with different corners and terraces gives privacy and intimacy in summer and winter. The villa has about 300m2 living area with lots of comfort and a well thought-over lay-out. The ground floor has a wonderful living including woodstove, a separate study / TV room and a hallway with a guest bathroom. The large kitchen has its own outdoor terrace and dining area connected to the BBQ

terrace. The large, covered terrace connects the inner living areas with the outdoor living areas, garden, terraces and swimming pool area. A separate annex behind the kitchen includes washing / drying machines, central heating boiler, solar system batteries and storage room. In total there are 4 bedrooms each with their own bathroom. Two bedrooms are located at a separate wing on the ground floor and have a separate entrance. One bedroom has double doors to a private terrace area and a walk-in wardrobe. A special staircase leads from the hallway to the two other bedrooms upstairs. The master bedroom has a his and hers wardrobe area, and outside balcony with views to the Peñon de Ifach. From the double French window in the fourth bedroom you can enjoy the sea view. The swimming pool has been completely renovated and is surrounded by different terraces and the lush garden. Windows are all with double glass and with wooden window shutters and integrated mosquito nets, electricity with spots and dimmers, solar system, osmosis filtration in kitchen and central heating and air conditioning all around, irrigation system for the garden, inside and outside alarm system, WIFI with 3 amplifiers.



UTSIKT	PARKERING NR BILER	OPPVARMING	ENERGETIC CERTIFIED
<ul style="list-style-type: none"> Panorama 	Garasje nr biler : 1	<ul style="list-style-type: none"> Sentral gas oppvarming 	<p>The image shows a vertical energy efficiency scale with seven horizontal bars labeled A through G. The bars are colored in a gradient from dark green at the top to red at the bottom. A green vertical bar on the right side of the scale is labeled 'IN PROGRESS' vertically.</p>

"OUR EXPERIENCE IS YOUR GUARANTEE"