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Bedrooms: 4

Bathrooms: 3

Build: 422

Plot: 1200

Moraira-Villa-1.195.000€-TBB175

let us transport you to...  
An Imposing and spacious family home

Moraira 202

Moraira, Costa Blanca – ( TBB175)  
4 Bedrooms – 3 Bathrooms – Build 422m<sup>2</sup> – Plot 1200m<sup>2</sup> – €1.195.000

(TBB Sole agency / Exclusive listing)

An imposing and spacious family home situated in the sought after Cap Blanc area of Moraira. The villa is situated a few minutes walk to all services the sea and a popular golf course.

An outstanding property, full of interesting architectural features with size and space in abundance. From the road, the property dominates its surroundings but blends elegantly against the mature back drop of this sought after area. You can enter the property via a pedestrian gate or drive directly into the large garage, with ample space enough for 3 or more vehicles and due to its size offers scope to extend to either more living or sleeping accommodation, gym, playroom or cinema room. You access the property via the internal stairs that lead from the garage.

Once inside, the ground floor distribution is as follows: Large bedroom, separate bathroom, access from the hallway into the large front terrace (also accessed via the kitchen) A large open plan living space with dining area, separate closed fully equipped kitchen, and access from the living space directly out into the extremely spacious rear garden and pool terrace area.

Stairs from the hallway lead up-to the first floor where you have the primary bedroom complete with fitted wardrobes, ensuite bathroom and a private terrace. Two further double bedrooms, both of which share another terrace and a full family bathroom.

Externally the property has several terraces and areas for seating and dining, a large heated swimming pool, easy maintenance artificial lawns, and a host of fruit trees and Mediterranean plants around the borders.

#### Rental Investment

The property is currently used for rentals and has the official tourist licence in place. The property already has bookings for this year which will be passed to the new owners.

Other features include. Gas central heating, A/C throughout, solar hot water, alarm system, beautiful feature sliding shutters on all windows, feature swimming pool and large garage.

The house still gives the new owners plenty of scope to add further value. Due to its size, space and of course location, this is an excellent property and viewing is strongly advised.