



## listing



## Ügynök információ

|                      |                                                                 |
|----------------------|-----------------------------------------------------------------|
| Név:                 | Select Villas of Moraira                                        |
| Cégnév:              |                                                                 |
| Ország:              | Spain                                                           |
| Experience since:    | 2006                                                            |
| Szolgáltatás típusa: | Vásárlás vagy eladás, Otthon vásárlás                           |
| Specialties:         | Buyer's Agent                                                   |
| Property Type:       | Apartments, Houses, Commercial Property, Földterület, Other     |
| Telefon:             | +34 (966) 490-861                                               |
| Languages:           | Dutch, English, French, Russian, Spanish                        |
| Weboldal:            | <a href="https://select-villas.es">https://select-villas.es</a> |

## Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 435,000 |

## Elhelyezkedés

|          |               |
|----------|---------------|
| Ország:  | Spain         |
| Cím:     | Paichi        |
| Feladta: | 2026. 05. 13. |
| Leírás:  |               |

Charming detached villa with lovely valley views, situated in the sought-after Paichi area of Moraira. Set within an exclusive urbanisation of just 13 villas, the property is set in an excellent location only a one-minute walk from bars, restaurants, and a variety of shops, while the town centre and the sandy Platja de l'Ampolla are approximately a 30-minute walk or 10-minute bicycle ride away. Offering both convenience and a peaceful setting, this villa also benefits from a lower level guest apartment created from the underbuild storage area, along with low maintenance garden terraces. With easy access to town, it's an ideal option for a permanent or holiday home, or a good rental investment opportunity.

ACCOMMODATION: Entrance hall, Open plan lounge/dining area/kitchen, Bathroom. Staircase to First Floor: Hallway, Two Double Bedrooms, Family Bathroom. Steps down: to Under build Storage room; currently converted into a Guest Apartment with Kitchenette, Double bedroom, Bathroom, Storage. OUTSIDE: Driveway/Carport, Covered Terrace (11.5) Uncovered Terrace (14.5) front, side and rear Garden Terraces, Communal pool and Terraces.

## FULL DETAILS

Situated in Paichi, a peaceful and well-maintained urbanisation of just 13 villas in Moraira, this property is arranged over three levels and offers flexible accommodation, attractive valley views, and excellent



access to local amenities.

From the street, a private driveway leads to the carport with space for one vehicle, with additional street parking available nearby. A short flight of steps leads up to the main entrance and living accommodation. The front door opens into an entrance hall, leading through an archway into the open-plan lounge, dining and kitchen area. The lounge benefits from hot and cold air conditioning, while double doors open onto a partially covered beamed naya terrace with lovely open valley views. Complete with a retractable sun awning, this terrace provides an inviting space for outdoor dining and relaxing.

The good sized kitchen has been attractively designed with granite worktops, colourful mosaic splashback tiling, and a range of fitted wall and base units providing good storage space. Integrated appliances include an electric oven, gas hob with extractor hood, washing machine, fridge freezer, and stainless-steel sink.

Also on this level is a bathroom featuring a walk-in rain head shower, free standing basin with mirror and storage cabinet, and w.c.

Stairs from the entrance hall lead to the upper floor. On the left is a large double bedroom with a single fitted wardrobe and a storage cupboard. The master bedroom features a double step in fitted wardrobe, and double doors with reja screen open to a private terrace with a retractable awning and attractive valley views, a nice spot to enjoy morning coffee or watch the evening sunsets. Both bedrooms are fitted with hot and cold air conditioning units. The shared family bathroom features attractive Moroccan-style tiles and includes a full-size bath with overhead shower and glass screen, twin basins with illuminated mirrors and storage, and w.c.

Accessed separately from the carport area, the lower level underbuild storage is currently being used as a self-contained one-bedroom guest apartment, ideal for visiting family and friends. It includes a fitted kitchenette with stainless-steel sink, a spacious room used as the bedroom/living area, a separate bathroom, and two storage cupboards. The villa benefits from double-glazed windows with mosquito screens and tiled flooring throughout. While the property is ready to move into and enjoy immediately, there is also scope to modernise and add value if desired.

Outside, the guest apartment opens onto a pretty front terrace garden with a partially covered naya providing shaded seating. The property also offers several additional side and rear terraces, creating a variety of outdoor seating and entertaining areas. The gravelled gardens are planted with palms and Mediterranean shrubs, designed for low maintenance and benefiting from automatic irrigation. There is also potential for keen gardeners to further enhance the outdoor spaces. Just a short walk away is the communal swimming pool and sunbathing terraces.

Located within easy walking distance of restaurants, shops, and everyday amenities, and only a short drive or pleasant walk from the centre of Moraira and Platja de l'Ampolla, this property would make an excellent permanent or holiday home and has the opportunity for holiday rental investment.

Contact us today to arrange your viewing.

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 2      |
| Fürdőszobák:       | 2      |
| Kész négyzetméter: | 99 nm  |
| Telekméret:        | 267 nm |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|



# IMLIX

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<https://www.imlix.com/hu/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

03838M

