



REF: # 3249

CALPE/MORAIRA (MORAIRA)



INFO

PRECIO:	899.000 €
TIPO:	Villa
CIUDAD:	Calpe/Moraira (Moraira)
HABITACIONES:	4
Baños:	5
Construidos ( m2 ):	350
Parcela ( m2 ):	1.144
Terraza ( m2 ):	95
Años:	2009
Planta:	3
MENSAJE	1.250.000 €



DESCRIPCION

Large new colonial style house designed and supervised by current British owners, with spectacular east, south and west facing views from Cape Moraira to Calpe. Fully furnished with flat screen TV and Wi-Fi. Private entrance with electrically operated front gate with entryphone. Drive leads down to house and parking for five cars. THE HOUSE is on two levels and has underfloor heating which is powered by an Eco friendly heat pump at a considerably lower cost than normal fuel. Front and side windows have mirrored security glass and south-east facing sliding doors have tinted security glass Electric shutters throughout the house are operated individually or from a central control by the front door. There is a central vacuum system and instant supply of domestic hot water by 300 litre immersion heater with a pressure pump. 3 TV and telephone points. Concrete base for Satelite dish. External paintwork on walls and ceilings is buttermilk with white coving, white painted wooden doors and brass furniture, Cream floor tiles. THE GARDEN is on three levels and is landscaped. In addition there are built in planters around the

house and pool. All are watered by an irrigation system from the rainwater deposito. Features in the garden include a rockery, and pergola covering an outside dining area. TOP FLOOR Entrance through double custom-made hardwood doors to marble-floored hall and staircase. Secluded sitting/study area leading to tiled covered terrace through large sliding glass doors. Two large double bedrooms, one with A/C and T.V. point with access to the terrace through large glass sliding doors. Mosquito blinds and en suite dressing rooms. En suite bathrooms are fully tiled with bath, separate shower, w.c. and twin basins. LOWER FLOOR Large Dining Room and Sitting Room with flu in the ceiling for fireplace, if desired. Large glass sliding doors lead out to covered porch with a large electrically operated blind and terrace with non-slip tiles surrounding the pool. Outside shower. Double bedroom as on top floor. Fully-fitted kitchen with American fridge/freezer, granite work surfaces, double sink, electric oven and hob. Breakfast area, and glass sliding doors leading to garden. Fitted utility room with washer and dryer. Cloakroom with W.C. urinal and wash basin. External steps leading down to kitchen and garden. More steps leading to lower garden from pool terrace. Access to 85 m2 cellar and pool machine room. 60 m2 area available under car park for separate one bed-roomed apartment with courtyard garden, which is now completed and brand new with a Self contained one-bedroom apartment situated on two levels, independent from the house. The sitting room is on the upper level. The apartment is situated on the lower level below and to the right of the pool, looking out to sea. This gives the main house a fourth bedroom.

## CERTIFICADO ENERGETICO



<b>ESTILO</b>	<b>VISTAS</b>	<b>AIRE ACONDICIONADO</b>	<b>DISTANCIA A :</b>
<ul style="list-style-type: none"> <li>Contemporaneo</li> <li>Mediterraneo</li> </ul>	<ul style="list-style-type: none"> <li>Panoramico</li> <li>Vistas al mar</li> <li>Vistas a la montaña</li> </ul>	<ul style="list-style-type: none"> <li>Central</li> </ul>	Playa : 3 Km <hr/> Aeropuerto: 70 Km <hr/> Ciudad : 3 Km
<b>ORIENTACION</b>	<b>AMUEBLADO</b>	<b>PARKING NO. DE COCHES</b>	<b>AREAS</b>
Sur	<ul style="list-style-type: none"> <li>Sin amueblar</li> </ul>	: 6	<ul style="list-style-type: none"> <li>Baño en dormitorio</li> </ul>
<b>SUELO</b>	<b>COCINA</b>	<b>JARDÍN Y TERRAZAS</b>	<b>CALEFACION</b>
<ul style="list-style-type: none"> <li>Azulejos</li> </ul>	<ul style="list-style-type: none"> <li>Cocina cerrada</li> <li>Granito</li> </ul>	<ul style="list-style-type: none"> <li>Terraza cubierta</li> <li>Terraza abierta</li> <li>Luces exteriores</li> <li>Riego automatico</li> <li>Arboles frutales</li> <li>Palmeras</li> <li>Paisajista</li> <li>Vallado</li> <li>Cesped</li> <li>Muros de piedra</li> <li>Puerta electrica</li> </ul>	<ul style="list-style-type: none"> <li>Calefacion en el suelo</li> <li>Calefacion en baños</li> </ul>

**EXTRA**

- Armarios empotrados
- Alarma
- Puerta de seguridad
- Doble cristal
- Videocamara en puerta
- Satellite TV
- Video vigilancia
- Trastero
- Lavanderia
- Internet

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**"OUR EXPERIENCE IS YOUR GUARANTEE"**