

Bourne

INTERNATIONAL



Calle Puerto Espindola - El Portet - Moraira

Price Guide €2,750,000

Calle PUERTO ESPINDOLA, 69 - EL PORTET - MORAIRA

This exceptional Mediterranean house is located in the most sought-after area of El Portet in the charming coastal town of Moraira. With panoramic sea and mountain views, it's hard to find a property that can compare. The charming outdoor areas are surrounded by natural materials and colourful flowers, benefiting from shaded areas where you can enjoy the incredible views and the Mediterranean breeze. The designer pool also features a built-in Jacuzzi for relaxing and making the most of the outdoors.

Upon entering the property, we are met with a spacious living room, which features floor-to-ceiling windows to appreciate the spectacular surroundings, and a fireplace for the winter months. The property is distributed over different levels and consists of a total of 5 double bedrooms with sea views, 4 of them with en-suite bathrooms and private terraces. The master bedroom in particular is spacious and benefits from a sitting area with a fireplace, perfect for enjoying the views with a good book. The fully equipped kitchen is spacious and has direct access to the outside and barbecue area. From here we also find the winery.

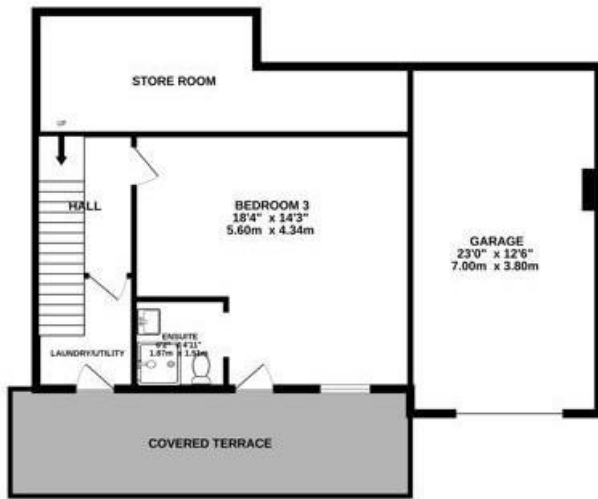
On the lower level of the property we have the entertainment room, with a window overlooking the pool, and a large garage, with capacity for 3 cars. All levels are connected via an elevator and an internal staircase to ensure easy and comfortable access.

- El Portet area
- Five bedrooms
- Five bathrooms
- South Orientation
- 530m2 build
- 705m2 plot
- Private swimming pool
- Air Conditioning
- Constructed in 1998
- Underfloor heating
- 750m to the beach
- Garage
- Terrace
- Barbecue
- Lift
- Double glazing

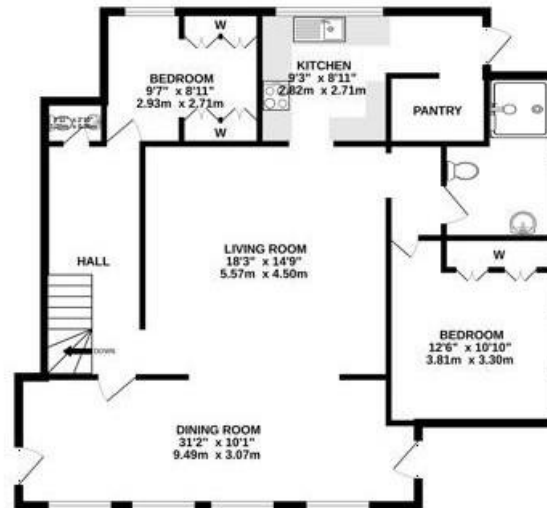


Floor Plan

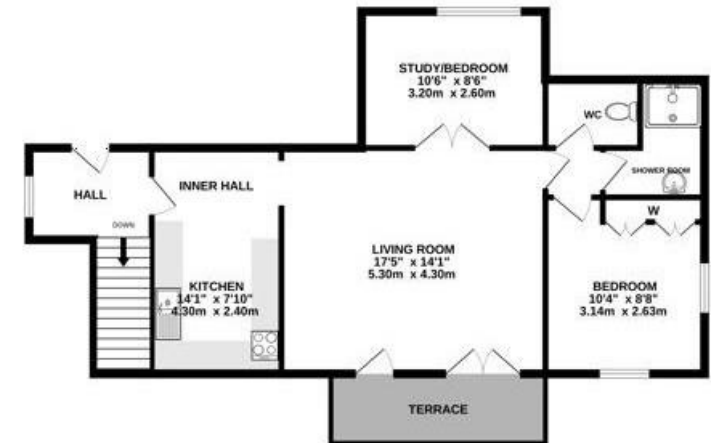
LOWER GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



UPPER GROUND FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



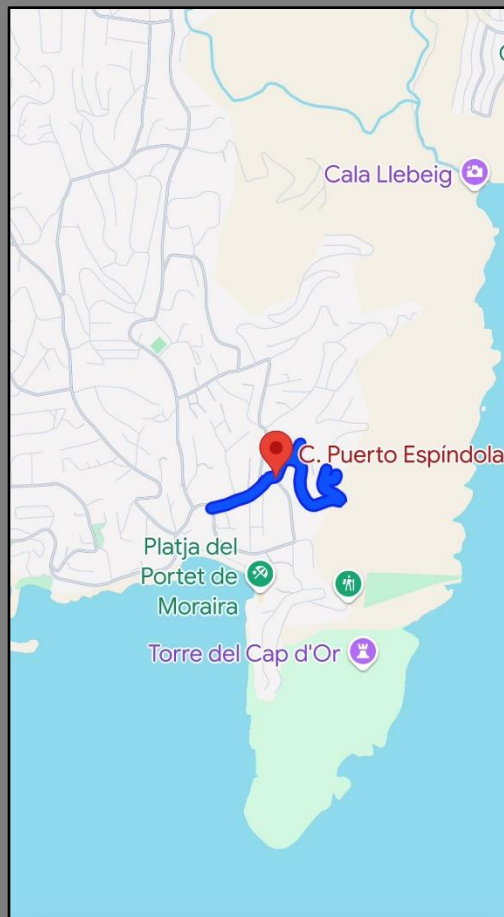
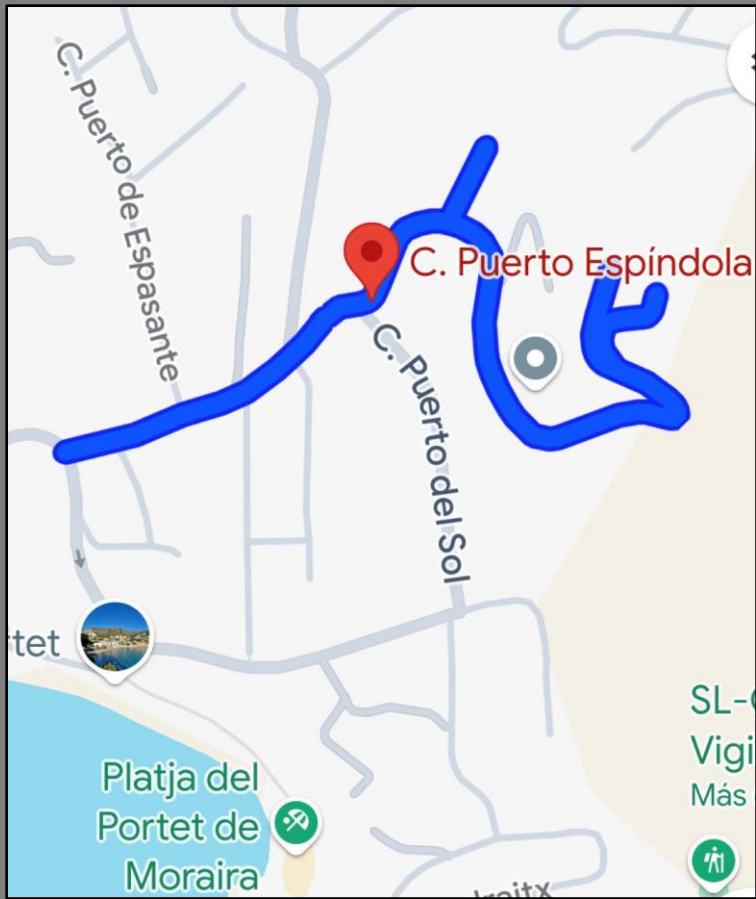
1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 3509sq.ft. (326.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

An exceptional five bedroom detached Mediterranean villa with 530m2 of accommodation, located in the most sought-after area of El Portet with panoramic sea and mountain views, just 750metres from the beach.



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