

## 4 soveværelse Villa til salg i Huercal-Overa, Almería

**223.000€**



Villa la Ermita 3 - A villa in the Huercal-Overa area. (Off Plan)

Off Plan: High quality 3 bedroom villa of 152.17m<sup>2</sup> construction to be set in a choice of 4 plots of around 500m<sup>2</sup> in the Huercal Overa area.


The plots form part of a small development in the tranquil rural village of La Perulera, only 12 minutes drive from the large town of Huercal Overa which offers all amenities including a wide variety of shops, supermarkets, weekly market, banks, cafes, tapas bars, restaurants, schools, sports facilities and a large hospital. The village is only 45 minutes from the beautiful coastal resort of San Juan de los Terreros, and only 10 minutes from the coastal motorway which gives easy access to the airports of Almeria, Murcia (Corvera) and Alicante.

The villa will be built to a high standard using quality materials, and will be set in a fully walled & gated plot. From a small covered porch, the front door will open into a spacious 33m<sup>2</sup> lounge / dining room with feature fireplace and patio doors to a 26m<sup>2</sup> covered porch. A door from the living area will open into a fully fitted kitchen including white goods, with an adjoining pantry / utility room, and patio doors leading out to the covered porch which will be ideal for alfresco dining. It will be possible to choose a fully open plan kitchen / living area if preferred.

A small hallway off the living area will give access to two double bedrooms, one of 12m<sup>2</sup> and the other of 10.75m<sup>2</sup>, both with fitted wardrobes, along with a separate shower room. Stairs from the dining area will lead up to a landing area on the first floor which gives access to a shower room and two double bedrooms, one of 11.32m<sup>2</sup> and the other of 13.10m<sup>2</sup>, both with fitted wardrobes and a patio door leading out to a 12.1m<sup>2</sup> sun terrace.

 4 soveværelser  
 500m<sup>2</sup> Grundstørrelse

 2 badeværelser

 152m<sup>2</sup> Byg størrelse