

## 2 soveværelse Villa til salg i Arboleas, Almería

217.000€



Introducing this spacious 2-bedroom, 2-bathroom villa with potential for an annexe, located in the highly desirable La Perla area of Arboleas. With stunning mountain views and complete privacy, this property offers a peaceful setting just a short drive from village amenities. The villa is around a 30-minute walk from Arboleas village and all it has to offer, with two bar-restaurants and a small shop within a 10-minute stroll.

The villa is set on a fully walled 798m<sup>2</sup> plot, accessed via double electric gates that open to a large driveway. Here, you'll find a double covered carport and ample space to park additional vehicles or a motor home. There's also a separate pedestrian gate leading to the side garden and front entrance. Within the driveway area, a 36m<sup>2</sup> store room/workshop offers potential for conversion into a self-contained annexe.


The plot is thoughtfully divided into three sections. The first section includes the driveway with carport and workshop, separated by double gates that lead to the pool area. This space features a 7x4 swimming pool surrounded by a sun terrace and a covered pergola for shade. A block-built housing nearby conceals the pool pump.

A wrought iron gate from the pool area leads into the garden section, which includes a large wooden pergola ideal for taking in the breathtaking mountain views. Pathways run down each side of the villa, passing through established, easy-maintenance gardens filled with local trees, cacti, fruit trees, and other mature plants. Just off the kitchen-diner, there's a further covered seating area with a BBQ, perfect for al fresco dining. Toward the rear of the plot, you'll find another 5m<sup>2</sup> workshop/store room and a putting green for golf enthusiasts, which could easily be repurposed into a children's play area or a market garden.

With 105m<sup>2</sup> of living space, this villa is generously sized for a 2 bedroom property. The main entrance, accessible via

 2 soveværelser

 2 badeværelser

 105m<sup>2</sup> Byg størrelse

 798m<sup>2</sup> Grundstørrelse

 Svømmepøl