

## 3 sovrum Villa till salu i Arboleas, Almería

279.950€

Villa Alex - Exclusive to Calida Homes- A beautiful and very spacious Lakes Vega 3 bed 2 bath villa set in private easy to maintain and secure, private 867 mtr. gardens within easy walk of Arboleas centre and amenities. With pristine private pool, wonderful covered and fly screened porch, Large fly screened lifestyle enclosure off of lounge, additional good sized solarium- roof terrace, independent store room/casita ample secure off street parking and sold fully furnished.

Please take a look at the accompanying walk around video to fully appreciate presentation, design and layout.

Either as a wonderful 2nd home or full time residence then this villas wonderful inland setting - so close to amenities yet just 25-30 mins from some of Almeria's prettiest beaches and most popular courses, warrants a closer look. It's just a pretty 10-12 min walk on the level from Arboleas centre where you'll find a good number of bars and cafes, a weekly Saturday street market and many of the amenities required for daily living shops, banks, gyms, hair dressers, doctors, pharmacy etc all with English spoken. Also on the doorstep you have many sporting and social groups to get involved with if you choose.

The villa as a Lakes Vega has been constructed to a very good standard with spec items such as cavity wall insulation, damp course, marble topped stone cladding and window sills all being incorporated at time of build. It provides a generous 168 mtrs of living space over two levels comprising- on lower level-wonderful and spacious arch fronted and fly screen covered porch with door access into the property. A very good sized living-dining room with corner mounted wood burner & double doors ( that are always open when owners in situ) that flow out to a good sized lifestyle enclosure – pool side- that provides a fantastic bug free dining/ seating area. From opposite end of lounge you have door access to the good sized kitchen with granite work tops and ample neutral lacquered laminate wall and floor units. A long hallway runs behind the front porch giving access to two good sized double bedrooms both with fitted

📺 Se videotur  
🏠 168m<sup>2</sup> Bygg storlek

🛏 3 sovrum  
📏 867m<sup>2</sup> Tomtstorlek

🛁 2 badrum  
✅ Privat pool