



## 3 Schlafzimmer Villa zu verkaufen in Arboleas, Almería






254.950€

Villa Hibiscus – An immaculate and spacious 3 bedroom, 2 bathroom 130sqm villa located in Los Llanos, Arboleas and within easy walking distance of 4 bars/restaurants and a weekly Saturday market. The property has off street parking, 9m x 4m pool, a roof terrace, fantastic views of the countryside and mountains, air conditioning, fitted wardrobes, fly screened conservatory, spacious lounge/diner, fitted kitchen and much more.

The property is well situated, 5 minutes drive in one direction takes you the centre of Arboleas and 5 minutes drive in the opposite direction is the market town of Albox. There is easy access to the motorway for the airports and coastal resorts. Almeria airport is an hour's drive, Murcia airport is 1 hour 15 minutes and 2 hours to Alicante airport. Mojacar playa, Vera playa and Garrucha can be reached in 30-35 minutes and here alongside great beaches and golf courses you'll find numerous top notch bars/restaurant, nightlife, sports clubs etc.

There are double gates onto a graveled driveway with car port frame providing off street parking for several vehicles and the front garden is easy maintenance with a variety of attractive trees and shrubs. The gardens are 680sqm. There is a gate either side of the villa leading to the rear of the villa. The front porch of shaded and is the perfect place to sit and relax overlooking the mountains and surrounding countryside. There are steps leading up to the roof terrace where you can star gaze or sunbathe whilst taking in the magnificent views. The 9m x 4m pool is located to the rear of the villa where there is a lovely sun terrace and artificial grass for easy maintenance. There is an outside shower, two storage cupboards, a good sized fly screen enclosed entertaining porch with doors into the kitchen and hallway plus an additional terrace with large retractable canopy that runs off this providing a 2nd wonderfully shaded entertainment and relaxation area.

From the front door you enter the hallway. There is an archway into the spacious lounge/diner with air conditioning

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|  3 Schlafzimmer                     |  2 Badezimmer  |  130m <sup>2</sup> Baugröße |
|  680m <sup>2</sup> Grundstücksgröße |  Privater Pool |  |



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