

## 6 Cuarto Villa en venta en Bedar, Almería

490.000€



PRICE €490,000 for a 6 Bed, 4 reception, 4 bath, Country House with net core construction of 432 Sq M set in a plot area of 5131 Sq M. Extras include, Swimming pool with changing facilities and covered Barbecue, full size Tennis Court Garage/Laundry block.

THIS PRICE IS EQUIVALENT TO EURO 1350 PER NET M2 (BEFORE EXTRAS) AND IS VERY COMPETITIVE IN ALMERIA FOR A HOUSE OF THIS QUALITY OF BUILD, FINISH MATURITY OF FOLIAGE IN SETTING.

This property is a spacious, high ceiling, 4 Reception, 6 Bed, 4 Bath + 10 by 5M pool + full size Tennis Court rural "Country House", situated 15 Km from the Mojacar Coast in Almeria Spain at 400 M above sea level. It is located about 0.5 Km from the traditional Spanish village of Bedar.

The concept behind the house, which was constructed in phases twenty years ago, has been to combine traditional Andalusian regional appearance, with Arabesque Mediterranean internal distribution and well insulated/ventilated modern construction in an abundantly shaded setting.

This achieves best use of the multi level site orientation, obtains sea, village hill views from the upper entry level used for the reception rooms and provides maximum shade sun protection for the lower level bedrooms grouped about a 'Patio Andaluz' or courtyard complete with a water fountain feature and flower bed. Both levels benefit from natural cross ventilation to take account of the sea breezes prevalent during the hot summer. The garden has areas of sun, shade and semi shade, suitable for all uses in all seasons.

Much use has been made in the finishes of materials in wood, stone Iron, traditional, to all styles of Mediterranean architecture. These include wall facing of local ironstone, use of

6 dormitorios

✓ Fire Place

✓ Mountain views

✓ Tennis court

4 baños

✓ Garage

✓ Private pool

✓ Terrace

432m<sup>2</sup> Tamaño de construcción

✓ Laundry Room

✓ Sea view



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