

## 3 bedroom Villa for sale in Arboleas, Almería

249,995€



Situated in the desirable Arboleas area, this delightful detached villa offers the perfect blend of comfort and convenience, ideal for expats seeking a serene lifestyle in Spain. The property spans a generous 122 m<sup>2</sup> floor area on a well-maintained 637 m<sup>2</sup> plot, providing ample space both indoors and out.



The villa features three well-appointed bedrooms, each equipped with fitted wardrobes, air conditioning, and ceiling fans to ensure year-round comfort. The master bedroom stands out with its en-suite bathroom and direct access to the side of the villa, offering a private retreat within the home. A family bathroom with a full-sized bath and shower serves the other two bedrooms. There are also eco-electric radiators throughout.

The bright and airy living-dining room forms the heart of the home, boasting an open fireplace, air conditioning, and ceiling fans. This space flows seamlessly into the fully fitted kitchen, which comes complete with granite worktops & kick boards, a gas hob, oven, and ample storage, making it a joy for any home cook.

The exterior of the villa is equally impressive. A beautiful 8x4m swimming pool is the focal point of the mature gardens, which are dotted with fruit trees and various covered seating areas, perfect for relaxing or entertaining guests. The property also features a well-sized store room at the back of the garden, providing additional storage space.

For those who enjoy panoramic views, the roof terrace is a standout feature, offering a perfect spot to take in the surrounding scenery. Practicality is also considered, with a carport at the front of the garden providing covered parking for one car.

 3 bedrooms  
 630m<sup>2</sup> Plot size

 2 bathrooms  
 Swimming Pool

 130m<sup>2</sup> Build size

Property marketed by Almeria Homes

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