

## 3 soverom Villa til salgs i Arboleas, Almería

239.950€

Villa Primrose – Exclusive to Calida Homes. An immaculately maintained 3 bed 2 bath Rambla Front Villa with Spectacular Views and within easy walk of Popular bar/restaurants, With Newly re- furbished 8.5 x 4.5 private pool, Fly Screen Enclosed Entertaining/Dining area, Covered Car Port and Store Shed.

This very beautiful villa which can be sold fully furnished (subject to separate negotiation) is set in a much sought after location on the rambla front of the pretty El Rincon community – Arboleas . It enjoys wonderful views over citrus groves and is within easy walking distance of 3 popular bar/restaurants and within a few minutes' drive of Arboleas centre. Here as well as a good number of bar/eateries you'll find many of the amenities required for day to day living and the rest can be found in the larger market town of Albox which is just 10 mins. drive. A good number of Almeria's prettiest beach resorts of Mojacar, Garrucha, Vera etc are within 25 to 35 minutes drive and there are three international airports within easy reach via excellent motorway connections, Almeria, Murcia and Alicante.

Please do watch the accompanying walk around video to fully appreciate design, layout and presentation of this wonderful property/gardens which would be perfect as both a 2nd come holiday home or full time residence.

The fully walled gardens, with double entrance gates leading to a covered car port for off road parking and an additional pedestrian entrance gate, have been designed and presented with ease of maintenance in mind. They are in perfect condition and afford a lovely balance of planted areas, colour and entertaining/relaxation areas. To the side is a newly re-furbished 8.5 x 4.5 tiled swimming pool with plenty of surrounding non slip terrace and complete privacy. Off of this and running the width of the villa you have a large area which has been artificially grassed. To the rear is a fly enclosed porch- dining/entertaining area with double door access into lounge, in which you can sit, relax totally bug free whilst taking in the beautiful open views. To the opposite side of the villa is a 9m block built store room with

📺 Se videotur

🏠 112m<sup>2</sup> Bygg størrelse

🛏 3 soverom

📏 600m<sup>2</sup> Tomtestørrelse

🛁 2 bad

☑ Privat basseng

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