

## 4 chambre Villa à vendre dans Arboleas, Almería

249.500€



EXCLUSIVE TO ALMERIA HOMES! An immaculately presented and well maintained four bedroom villa set in a large private and elevated plot with a 9 x 4 m swimming pool, landscaped gardens, detached garage and stunning views over the surrounding mountain ranges.

The swimming pool has just been fully refurbished including a new crown, fully repainted and filled with fresh water.

This beautiful property is situated only a 5 minute walk (500m) from a typical Spanish bar-restaurant, just a 6 minute drive (4.2kms) from another bar-restaurant and only a 9 minute drive (6.1kms) from the village of Arboleas which offers all necessary amenities. The larger market town of Albox is a 15-20 minute drive. The coastal resorts are a 35-45 minute drive from the property. The nearest airport is Almeria which is approximately an hour from the property.

From the street a grand entrance with a sliding electric wrought iron gate opens into a large area laid to gravel which can either be used for extra parking space or for seating / garden. The garage is also accessed directly from the street and provides space for parking and storage. There is then a beautiful private pool area with a 9 x 4 m swimming pool and large surrounding sun terrace, low maintenance garden areas, large L shaped covered porch (60m<sup>2</sup> approx.), BBQ area and the most beautiful uninterrupted views over the surrounding mountain ranges. The detached garage (34m<sup>2</sup>) also has a utility room with a toilet. There is also a garden shed and a small car port for a quad or storage.

From the covered porch double doors open into a dining room with a door on the left leading into Bedroom 4 which is currently used as an office and benefits from air conditioning, ceiling fan and a pellet burner which also serves to heat the kitchen and dining room. From the dining room an archway leads into a large fully fitted kitchen with high quality units, fridge freezer, dishwasher, integrated oven, gas hob, electric oven and a fridge freezer. Off the dining room a

🎥 Voir la visite vidéo

🏠 4 chambres

🚿 2 salles de bains

🏠 216m<sup>2</sup> Taille de construction

📏 673m<sup>2</sup> Taille de la parcelle

✅ Piscine