

## 3 chambre Villa à vendre dans Arboleas, Almería

**239.000€**



New to the market, this top-quality Lakes Vega villa sits on an impressive 1,199m<sup>2</sup> plot, just a 10-minute drive from the village of Arboleas and within easy walking distance of a local tapas bar. With fantastic views and high levels of privacy, this property offers an ideal setting for both a holiday retreat or a full-time home.

Double gates open onto a long gravel driveway, providing ample parking for several cars or even a motorhome, with space to add a garage if needed. The front of the villa features a tiled terrace, perfect for enjoying the views and offering options for shaded or sunny seating. Gates on either side of the villa lead to a private rear garden and pool area, where you'll find an 8x4m swimming pool surrounded by a sun-soaked terrace. The garden is well-established with low-maintenance trees, shrubs, and plants.

With 110m<sup>2</sup> of living space on one floor, the villa is designed for comfortable, easy living. The front door opens from the terrace into an entrance hall, which leads through an archway into a spacious lounge and dining room. This room features a corner log-burning fireplace and double doors that open out to the pool area, creating a seamless indoor-outdoor flow. Off to the right, the fully fitted kitchen includes an electric hob and oven, as well as a separate utility room with an electric boiler and an additional exit door.

The layout continues with three bedrooms: a double guest bedroom, a third bedroom accessible from the lounge, and a master bedroom that opens directly onto the pool area. The master bedroom also includes an en-suite bathroom. All bedrooms are equipped with fitted wardrobes, and the property benefits from hot and cold air conditioning throughout, plus ceiling fans for added comfort.

Additional features of this well-maintained villa include ceiling cooling, oak internal and wardrobe doors, raia (security

 3 chambres

 2 salles de bains

 110m<sup>2</sup> Taille de construction

 1.199m<sup>2</sup> Taille de la parcelle

 Piscine