

## 4 chambre Villa à vendre dans Arboleas, Almería

**195.000€**

Villa Samba – An absolute bargain villa that won't hang around for long – detached 4 bedroom, 2 bathroom 140sqm villa on a larger than average plot of 1,100sqm. There is room for a pool, subject to building licence. The villa is in good condition but has not been lived in for some time hence the gardens and exterior are in need of attention but reflected in the asking price. The property benefits from fantastic views and within easy walking distance of several bars/restaurants.

The villa is set in walled gardens but requires gates and all services are connected. The property requires a refresh and would make the perfect family home/holiday home. The market town of Albox is a 7 minute drive in one direction and Arboleas centre is a 5 minute drive in the other direction with a variety of bars, cafes, restaurants, shops, banks, medical centres (24hr Albox), pharmacy, vets, hairdressers/barbers, supermarkets, etc. The property is within easy access to the A7 motorway serving Almeria airport (1hr), Murcia airport (1.15hr) and Alicante airport (2hr).

The gardens are walled but requires gates to secure the grounds making it secure for your pets. There is a lovely covered terrace that could benefit from having glass curtains or fly screens added making it the perfect place to sit and take in the views all year round. The front door leads into a bright open plan lounge/diner with a grand marble staircase leading to the first floor. The lounge has a log burner for the Winter months. The modern kitchen is fully fitted with ample worktops and cupboard space and double doors leading outside with room for a table and chairs. There is a ground floor shower room with window, large walk in shower, WC and vanity wash basin. There are two double bedrooms on the ground floor. On the first floor there are two further double bedrooms and a bathroom. The landing has a window with doors leading to all rooms. The main double bedroom is bright and airy and has fitted wardrobes, triple windows and a door leading out to a terrace with fabulous views. The 4th bedroom has fitted wardrobes, ceiling fan, a window plus a door leading out to the terrace that is shared with the main bedroom. The

 4 chambres

 2 salles de bains

 140m<sup>2</sup> Taille de construction

 1.100m<sup>2</sup> Taille de la parcelle



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