

## 3 soverom Villa til salgs i Arboleas, Almería

284.950€



If you are looking for a real stand out from the crowd property here in our wonderful part of Almeria, and one that provides an excellent investment opportunity then this fantastic property, in the desirable Los Torres community of Arboleas will be perfect. Both beautifully designed presented, to the highest quality, sold fully furnished, surrounded by wonderful and ever-changing open countryside. It is very private, has amazing views and is within walking distance of 2 popular bars that serve great food just a 6 mins leisurely drive from Arboleas centre where you'll find lots more going on.

With great foresight current owners, who had the property built, purchased not just the plot the villa is constructed on but the adjoining plot which is urban building land. This was done with no intention to build on the additional plot but rather to protect views and ensure nearest neighbour was a certain distance away. This additional plot which is included in the sale can, of course, be left as is or offers some other fantastic options. Perhaps the addition of a 2nd villa/cottage for guests or to provide rental income or to create a far larger than average stunning tiered garden.

The gardens in which villa constructed provide 657 mtrs of space, provide a delightful, tranquil and easy to maintain outside space. in which to relax in total privacy, soaking up the rays and taking in the outstanding views which you'll never tire of. They are accessed via opaque and impressive double wooden gates that open to a very good-sized gravelled driveway/parking area with ample room for multiple vehicles or a motor home plus car. This has been bordered with pretty and established yuccas and fruit trees. The main part of the garden runs along the entire villa frontage it incorporates a pristine 8 x 4 tiled swimming pool ( with a heating system that's not currently connected but could easily be re-commissioned) encased by a sizeable sun bathing terrace that houses a traditional Spanish BBQ

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|------------------|----------------|----------------------------------|
| 3 soverom        | 2 bad          | 172m <sup>2</sup> Bygg størrelse |
| Air conditioning | Fire Place     | Furniture included               |
| Mountain views   | Private garden | Private parking                  |
| Private pool     | renovated      | roof terrace                     |
| solar panels     | Terrace        |                                  |



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