

## 4 soverom Villa til salgs i Oria, Almería

**249.995€**



Exclusively presented by Almeria Homes! This impressive 3 / 4 bedroom detached villa in the Oria area offers a unique blend of privacy, luxury, and stunning views. Spanning a generous floor area and set on a sprawling plot of 7,273 m<sup>2</sup>, this stunning property is ideal for those seeking a tranquil lifestyle in the Spanish countryside.

The villa is accessed via well-maintained roads from both Albox and Oria towns. From Oria, a tarmac road leads to a 2.3 km stretch of dirt road, while from Albox, the tarmac road transitions to 2.2 km of dirt road. The property is conveniently located just a three-minute drive or a 20-minute walk (1.7 km) from a local bar-restaurant, a nine-minute drive (6.7 km) from Oria town with all necessary amenities, and a 19-minute drive (14.2 km) from the larger market town of Albox.

Upon entering the plot through electric double gates, a large gravelled driveway offers ample parking space. The detached 26 m<sup>2</sup> garage provides additional parking and storage, with potential to convert into an annex if desired.

The villa boasts a beautifully private pool area featuring a 10x5 m swimming pool, surrounded by lush gardens and ample space for seating and sunbathing. A covered seating area with a ceiling fan provides a shaded retreat with impressive views. Beyond the pool area, a second shaded seating area and a vegetable patch lead to a versatile man cave, which could serve as a fourth bedroom, games room, or annex. This room is equipped with large windows and hot & cold air conditioning.

The expansive garden on the right of the villa is a highlight, laid with marble chippings and planted with fruit trees. It includes an aviary, a log store, a paved terrace, artificial grass and mature plants. A covered BBQ area and a utility room with storage space add to the outdoor amenities. The garden wraps around to the driveway, providing a

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 180m<sup>2</sup> Bygg størrelse

 4 soverom

 7.273m<sup>2</sup> Tomtestørrelse

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