



## 3 soverom Villa til salgs i El Margen, Almería

249.950€

Villa Floral A BEAUTIFUL AND VERY SPACIOUS 3 BED 2 BATH VILLA IN A SPECTACULAR NON ESTATE SETTING THAT PROVIDES TOTAL PRIVACY, TRANQUILITY AND AMAZING PANORAMIC VIEWS. WITH PRIVATE POOL, LARGE DETACHED GARAGE & SOLAR POWER SYSTEM ALONGSIDE OF MAINS.

If tranquillity, stunning scenery, nature, cycling, hiking are your thing and no close by neighbours to disrupt your way of life then the beautifully presented villa Floral is a real must see. The perfect Spanish rural retreat/2nd home or full time residence.

A watch of the accompanying walk around video and aerial footage is a must and highlights the above.

Accessed via Rambla track that runs approx 1.8 kmtrs from tarmac the villa is located approx 8 Kmtrs from the pretty hillside town of Oria where you a few great bars/eateries, small shops, banks, pharmacy GP etc. Continuing on from Oria approx 18-22 mins drive you have the far larger and pretty market towns of both Albox and Cantoria or in opposite direction Velez Rubio> all of these towns have a number of very good bars/restaurants, shops, supermarkets etc and all the practical facilities required for daily living banks, vets, medical alongside of popular weekly street markets. A great motorway next work gives easy access to the cities of Murcia and Almeria both with airports drive time 1hr 25 mins.

A sweeping well tended access drive leads you up from the rambla passing an area designed as an air rifle shooting range and a very useful 36 mtr garage ending up in large off street parking area – turning point alongside of the villa.

This has been constructed over a single level affords 166 mtrs of living space comprising as follows. A fantastic arch

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|----------------------------------|------------------------------------|----------------|
| Se videotur                      | 3 soverom                          | 2 bad          |
| 202m <sup>2</sup> Bygg størrelse | 4.742m <sup>2</sup> Tomtestørrelse | Privat basseng |

