

## 3 soverom Villa til salgs i Arboleas, Almería

295.000€








STUNNING VILLA WITH POOL LOCATED IN THE MUCH SOUGHT AFTER LOCATION OF ARBOLEAS IN ALMERIA WHERE PROPERTIES RARELY COME UP FOR SALE AND WHEN THEY DO THEY GET SNAPPED UP QUICKLY.



The hamlet is La Judea which is located less than 15 minute walk from the village and all the amenities it has to offer. The village has a medical centre, chemist, 2 banks, small shops, vets, post office, pavements cafes, tapas bars and restaurants, an excellent supermarket, gym facilities, padel tennis courts, a petrol station, 10 pin bowling alley and a weekly street market on Saturdays. The Med Coast is merely 20 minutes drive via excellent motorway connections nearby. There are three airports within an easy commute, Almeria, Murcia and Alicante.

The property sits on a plot of 629m which is fully walled, completely private and has double gates leading into a large driveway and on to a covered car port. The gardens are laid to gravel with established fruit trees and shrubs. There are privacy gates at either side of the villa so that the pool area to the rear is gated off and this is also ideal for those with dogs. The pool is 8 x 4 and has recently been fully refurbished. It is surrounded by a tiled terrace for soaking up the sun's rays and there is also a covered seating area for shade. In the corner is a block built storage casita which also houses the pool pump. There is an outdoor shower and from the pool area mountain and village views.

The villa itself is approx 150m (having 2 legal licensed extensions). It is a mixture of character and modern and a beautiful stylish home. You enter the property via a farmhouse door into a vestibule and from here an archway leads through to a beautiful kitchen diner. This spacious room is separated, kitchen to the left which is fitted with modern white wall and base units and the dining room to the right which has a pellet burner for the winter months. There are arched windows with sun blinds that look out over the pool area and double glazed arched double doors that lead out to the pool. The kitchen has double aspect windows with a view of the village. Off the lounge an archway leads into a spacious cosy lounge with a feature pellet burning fire. Off here double wooden doors lead into the 3rd bedroom which can also be used as an office and which has double doors leading out to the garden. The master bedroom is a

-  3 soverom
-  Pellet Stove
-  Air conditioning

-  2 bad
-  pool

-  629m<sup>2</sup> Bygg størrelse
-  heating