



## 3 soverom Villa til salgs i San Juan de los Terreros, Almería

335.000€



Grupo Platinum Estates is pleased to offer this wellpresented 3bedroom groundfloor villa, providing comfortable singlelevel living with generous indoor and outdoor spaces, ideal as a permanent residence or holiday retreat.

Located in a soughtafter area of the village, the property features a bright and spacious openplan lounge and dining area, filled with natural light from multiple windows and fitted with ceiling fans, air conditioning, and a log burner, ensuring yearround comfort, including cosy winter evenings. The adjoining fully fitted kitchen offers ample storage and a breakfast bar, creating a practical and sociable layout.

The villa comprises three well proportioned bedrooms, all benefiting from fitted wardrobes and natural light. The master bedroom is spacious and welcoming, complete with a walkin wardrobe and ensuite shower room. A family bathroom, finished in neutral tones, includes a vanity unit and shower.

Outside, the villa truly comes into its own. To the front, a covered terrace provides a pleasant shaded seating area, perfect for outdoor dining. The private garden has been designed for low maintenance, laid mainly with decorative gravel and attractive features, and includes a jacuzzi spa. There is also ample space to install a private swimming pool, alongside additional areas for sunbathing and entertaining.

An external staircase leads to a private roof solarium, offering sea views and open views over the surrounding area. Situated in a quiet residential area of similar villas, the property enjoys peace and privacy while remaining within easy reach of local amenities, just a 7 minute walk to the beachfront, shops, bars and restaurants.

San Juan de los Terreros is a charming and increasingly popular coastal village, known for its family friendly beaches and

3 soverom

318m<sup>2</sup> Tomtestørrelse

2 bad

Svømmebasseng

106m<sup>2</sup> Bygg størrelse



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