

## 3 bedroom Villa for sale in Arboleas, Almería

**135,000€**



Casa de la Era - A villa in the Arboleas area. (Renovated)

Fully renovated 3 bedroom country house with large underbuild, situated around 15 minutes from the charming town of Arboleas and only 5 minutes walk from the local bar.

With a total build size of 238m<sup>2</sup>, the property includes a huge 108m<sup>2</sup> underbuilt garage with a very high ceiling and an open fireplace. It is set on a plot of 156m<sup>2</sup>, and there is a separate plot of 1261m<sup>2</sup> situated on the other side of a traditional era (threshing circle) to the front of the property which is part urban so it would be possible to install a pool subject to permissions.

The front door opens into a spacious lounge / dining room with hot & cold air conditioning and a corner fireplace housing an inset wood burner. There is a fully tiled and fitted kitchen with a ceramic hob, extractor, oven and fridge freezer.

The master bedroom is currently set up as a twin bedroom and benefits from hot & cold air conditioning and fitted wardrobes along with an ensuite shower room comprising corner shower tray, WC and basin set in a vanity unit.

There are two further double bedrooms, one of which is being used as a store room and has access to a large tiled terrace with far reaching valley views and spiral stairs leading down to the garage.

The family shower room comprises a glazed shower cubicle, WC, bidet and pedestal basin.

 3 bedrooms

 2 bathrooms

 238m<sup>2</sup> Build size

 1,417m<sup>2</sup> Plot size