

## 3 bedroom Villa for sale in Oria, Almería

**185,000€**



Villa Topas - A villa in the Oria area. (Resale)

Delightful 3 bedroom villa with integral garage and stunning views, situated in a tranquil rural area, 1km from the sleepy village of los Cerricos. The village offers basic amenities including tapas bars and a shop, and there are regular delivery vans offering bread, fish, meat and frozen goods. The small town of Chirivel is a 14 minute drive and the town of Oria is a 20 minute drive.

With a total build size of 153m<sup>2</sup>, this well constructed villa has been finished to a very high standard and is set in a plot of 3940m<sup>2</sup> with fabulous far reaching views to three sides. Access to the property is via a tarmac road with a concrete drive leading to the plot. An automatic gate with video entry opens into the gravelled plot which offers ample space for parking several vehicles.

To one side of the villa is an integral garage with automatic door which incorporates a corner fitted kitchen and a utility area with washing machine and water heater. The kitchen has marble worktops, a gas hob, sink, and an open fire place.

From a covered arched porch to the front of the villa, the front door opens into an entrance hall. To the left, an archway leads into an open plan living room with a granite breakfast bar which separates the kitchen area from the living area. The modern kitchen is fitted with granite work surfaces, ceramic hob, inset sink, dishwasher, electric tower oven, microwave, and fridge freezer.

The entrance hall also gives access to the bedrooms and bathrooms. The master bedroom is a large double room with

 3 bedrooms

 2 bathrooms

 153m<sup>2</sup> Build size

 3,940m<sup>2</sup> Plot size