

## 3 bedroom Villa for sale in Arboleas, Almería

270,000€



Villa Juan - A super 3 bedroom 3 bathroom villa in the desirable Bella Vista community in Arboleas within a short walk of Arboleas centre with an 8m x 4m swimming pool with Roman steps, beautiful conservatory, large lounge/dining room, fully walled and gated, large store room, utility room, air conditioning with a plot size of 630sqm and a build size of 135sqm.

In Arboleas town you'll find many of the facilities required for day to day living (most with English speakers) shops, medical centre, banks, gyms, hair dressers, nail bars etc alongside a popular Saturday market and some great cafes, bars and restaurants. The large towns of Albox and Huerca Overa with supermarkets, great shops, etc are a short drive away and many of Almeria's prettiest coastal/beach areas plus a number of great golf courses are located 25-35 mins drive away Mojacar. Garrucha, Vera etc. The closest airport (within an hour's drive) is Almeria but both Murcia and Alicante airports are also easily accessible.

The villa constructed over a single level, comprises a wonderful glass conservatory with full opening glass sliding doors that lead directly out to the pool area with lovely views of the garden and pool. From the front door you enter the hallway with rooms leading off. There is a spacious master bedroom with fitted wardrobes and en-suite bathroom, second bedroom also with fitted wardrobes and an en-suite with a large walk-in shower and from this room there are double doors that lead into the conservatory. The third bedroom also has fitted wardrobes with double glass doors leading out to the conservatory. All bedrooms have air conditioning and ceiling fans. The family bathroom has a large walk-in shower, WC and sink. There is a large lounge/dining room with air conditioning and feature fireplace with log burner and double glass doors lead out to the beautiful conservatory that overlooks the pool and gardens. From the lounge you access the large fully fitted kitchen with wall and base units and plenty of worktops, centre island unit that can be used for dining and extra worktop space, double sink, built in oven and microwave, electric hob with extractor

🛏 3 bedrooms

🚿 3 bathrooms

🏠 135m<sup>2</sup> Build size

📏 630m<sup>2</sup> Plot size

✅ Private Pool



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