

## 3 bedroom Villa for sale in Arboleas, Almería

194,950€







CASA AVALON- EXCLUSIVE TO CALIDA HOMES- A BEAUTIFUL AND RARE TO MARKET 3 BED 2 BATH CHARACTER VILLA SET IN 986 MTR WONDERFUL RAMBLA FRONT GARDENS THAT AFFORD PRIVACY AND GENUINELY SPECTACULAR VIEWS. A main 2 bed spacious villa and a fully independent 1 bed guest apartment adjacent plus 8 x 4 private pool, car port, two double entrance gates - Los Carrascos - Arboleas within easy walk of two popular bar restaurants,



Please do view the accompanying walk around video to appreciate design, layout etc

We are delighted to bring to market, and would advise a quick viewing, this beautifully presented and very unusual (in a good way villa) and gardens situated in the much sought after Los Carrascos community of Arboleas. It is within easy walk of two very popular restaurant/bars and approx 25 min walk 3 min drive from Arboleas town centre. Here you'll find a good number of great bar/restaurants, small shops, Saturday street market alongside of the more practical amenities. Banks, Pharmacy. Medical centre, gym, post office, hair dressers etc (all of which have English speakers). The larger market towns of both Albox and Huerca Overa are just a short drive away and in each of these you'll find big super markets an abundance of shops and lots more bars/cafes/ restaurants. A number of Almería's best beach resorts along with some great golf courses. The beaches at Mojacar, Garrucha and Vera are between 25-35 mins drive away and you have easy motorway access to both Almería and Murcia (Corvera) airports and cities.

Starting with the outside space. location at 986 mtrs, it's far larger than average and has been laid out/ designed to be easy to maintain, provide, via established palms, bonsai shaped Olive trees, yuccas, to provide colour and maximise sunshine hours and the amazing views. Split into two main areas. A small/secure area to the frontage which is accessed via double gates into an off street parking area and a covered car port. To both the left and right of this you have decorative privacy walls with lockable iron work gates that lead into the main and very private rear garden area.

 View Video Tour  
 122m<sup>2</sup> Build size

 3 bedrooms  
 986m<sup>2</sup> Plot size

 2 bathrooms  
 Private Pool



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