

## 4 bedroom Townhouse for sale in Arboleas, Almería

**135,000€**



Cortijo Rose- Exclusive to Calida Homes and what an Exceptionally beautiful property and wonderful alternative to the usual villa style properties available in the Area. A 4 bed ( though two being utilised as other things) 2 bath sympathetically refurbished village house that benefits from an off street parking space- wonderful front terrace/garden- very private oasis of a back garden, roof terrace, further small garden ideal as an orchard/allotment etc. Within easy walking distance of village centre and some lovely bar restaurants.

Please watch the accompanying walk around video to appreciate quality, comfort, layout and versatility of this super property which lends itself perfectly to being both a safe lock up and leave 2nd home or a full time residence for any wanting authenticity/ to be part of friendly Spanish community.

Constructed over two levels this very pretty tardis of a house is situated on the outskirts of La Cinta Village Arboleas so enjoys peace, privacy yet is an easy walk down to two very popular bar/restaurants (one of which doubles as the village shop) and to another fantastic bar/restaurant in the neighbouring hamlet of El Rincon. Arboleas centre with many of the amenities required for daily( virtually all with English speakers) alongside of more cafe/bar/restaurants is just a few mins drive in one direction and the very large market town of Albox, just a few mins drive, in the other. Many of Almeria's nicest beach resorts/towns can be reached in 30-35 mins and you have easy motorway access to 3 large cities all with international airports the closest being Almeria 50 mins and Murcia 1hr 10 mins.


The accompanying video gives a very clear picture but in summary the property affords 164 mtrs of living space (40 or so mtrs more than a standard 3 bed villa) over two levels. On first level you have, via lovely character wood front doors, a very spacious entry hall. A good sized bedroom now revamped as a large study/office, A good sized very cool central living room/diner with under stair cupboard (ideal as a wine store) wood burning fire, a very spacious and

 View Video Tour

 4 bedrooms

 2 bathrooms

 164m<sup>2</sup> Build size

 293m<sup>2</sup> Plot size



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