

## 4 bedroom Villa for sale in Vera Playa, Almería

645,000€



LUXURY MODERN villa in a country setting within the living estate La Cabuzana only 4.4km/8mins drive to the beach with 4 Bed 3 bath + WC, large infinity pool, basement storeroom/workshop and mature garden with plot of 1.081m<sup>2</sup>.














Quality and attention to detail is evident immediately on stepping in the main entrance. Pedestrian and vehicle gates with off street parking incorporated with the front garden, pathway to the front door and seating area.

Property with a Domótica system that integrates various technology into security alarm systems, energy management, well-being, or communications. Meaning this property can be locked and left securely for long periods of time whilst it maintains the interior humidity levels correct.

Entrance with WC on the right-hand side, continue forward to the awesome open plan living space. First is the large kitchen island with top quality appliances including induction cooker, powerful extractor, and cleverly hidden pantry. The living-dining room enjoys a tiled log burner, high ceilings with high set windows and floor to ceiling double patio doors for maximum natural light which open out to the pool area and covered terrace with outside kitchen that includes washing machine, gas cooker and awnings.

The impressive infinity pool of 12 x 5m and features mother-of-pearl effect tiles and glass balustrades with stairs down to the lower back garden with a BBQ and lounge area followed by many fruit trees.

Turning left from the front door is a corridor with access to the 3 bedrooms and staircase down to the large basement bedroom (ideal as a home cinema or gym).

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|---|---|--|
|  4 bedrooms       |  3 bathrooms     |  210m <sup>2</sup> Build size |
|  Air conditioning |  Alarm           |  Fire Place                   |
|  Private garden   |  Private parking |  Private pool                 |
|  solar panels     |  storage room    |  Terrace                      |
|  Wifi             |   |  |



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