

## 3 bedroom Villa for sale in Arboleas, Almería

214,995€





Stunning three bedroom villa set in a lovely private position with an 8 x 4 m swimming pool, low maintenance gardens, detached garage and stunning far reaching views over the surrounding mountain ranges.



This lovely property is situated only 250 metres (3 minute walk or a 1 minute drive) from a bar-restaurant, just 300 metres (1 minute drive or a 4 minute walk) from a popular Chinese restaurant, 400 metres (5 minute walk or a 1 minute drive) from a weekly market held on Saturdays, only 2.5kms (4 minute drive or 35 minute walk) from the town of Arboleas and 3kms (5 minute drive) from the large market town of Albox.


From the street you have access directly into the 33m<sup>2</sup> garage via an electric up and over door and via a double wrought iron pedestrian gate which opens into a large stone paved terrace to the front of the villa which offers ample space for seating. There is also a covered terrace along with a low maintenance garden area planted with fruit trees, native plants and flowering shrubs.

On the right of the terrace to the front of the villa double gates open into a beautiful very private pool area with an 8x4m swimming pool which benefits from a lovely natural stone water fountain. Surrounding the pool is a large paved sun terrace offering ample space for sun bathing and relaxing. The pool area is very private and benefits from stunning far reaching views over the surrounding mountain ranges. There is also a covered outside bar, covered seating area, outside shower and a mature orange tree. From the pool area a door opens into the 33m<sup>2</sup> garage which provides ample space for parking and storage and benefits from an electric up and over door.

The terrace to the front of the villa leads to the front door which opens into an entrance hall with double glazed doors on the right opening into a spacious and bright open plan living dining room with a feature fireplace housing an open

 View Video Tour  
 162m<sup>2</sup> Build size

 3 bedrooms  
 712m<sup>2</sup> Plot size

 2 bathrooms  
 Swimming Pool