

## 3 bedroom Villa for sale in Arboleas, Almería

222,949€







An immaculately presented and well maintained 3 bed 3 bath villa set in a low maintenance private plot with an 8 x 4 m swimming pool, 42m2 double garage and lovely views over the surrounding mountain ranges.



From the street a grand entrance with electric double wrought iron gates leads through to a large paved driveway offering ample space to park several cars. On the end of the driveway is a large double garage (42m2) which benefits from an electric up and over door. The garage offers ample space to park 2 cars or you could also park 1 car and use the rest of the space for storage.

On the right of the driveway an arched wrought iron gate opens into a large tiled patio offering ample space for seating, relaxing and entertaining. The patio wraps all the way round to the back of the villa where you will find a lovely 8x4m swimming pool with ample surrounding space for sun bathing and relaxing. There are lovely views from the pool area over the surrounding mountain ranges. On the side of the villa there is also a low maintenance garden area laid to gravel which would be ideal to create an outside bar and kitchen area if necessary. There is also a lovely covered insect free enclosure which overlooks the pool and gives access to the lounge.

The front door opens into an entrance hall / utility room with a single glazed door which opens into a recently updated fully fitted kitchen with high quality units, marble effect worktops, integrated dishwasher, high quality gas oven, modern extractor and fridge-freezer. The washing machine is in the utility room off the kitchen along with the boiler. From the kitchen a single glazed door opens into a spacious living-dining room with remote control ceiling fans, hot & cold air conditioning, high quality log burner and access to both the pool area and the insect free seating area overlooking the pool.

 View Video Tour  
 167m<sup>2</sup> Build size

 3 bedrooms  
 607m<sup>2</sup> Plot size

 3 bathrooms  
 Swimming Pool