

## 3 bedroom Villa for sale in Arboleas, Almería

179,000€



An immaculately presented and well maintained villa set in a 461m<sup>2</sup> private plot with an 8 x 4 m swimming pool, lovely gardens and stunning views over the surrounding mountain ranges.




Situated only 1.5kms (easy walk or 2 minute drive) from the lovely town of Arboleas which offers all necessary amenities such as supermarkets, banks, bars, restaurants, pharmacy, post office and a medical center. The property is set between both Arboleas & Zurgena and it comes under Zurgena but it's closer to Arboleas.



From the street a sliding electric wrought iron gate opens into a driveway laid to gravel with space to fit a car. There is also a pedestrian gate which leads to the front garden from which a pathway leads to a door opening into an insect free enclosure providing ample space for seating. The front door then leads through to an entrance hall with double doors on the left which open into a spacious living room with hot & cold air conditioning, triple aspect windows, access into the kitchen and a feature fireplace housing a flame effect gas fire.



The kitchen is larger than average and benefits from high quality units, washing machine, tumble dryer, electric oven, induction hob, dining area and a door leading out to the swimming pool area.

The entrance hallway also gives way to the rest of the rooms. Bedroom 1 is a well sized double room with hot & cold air conditioning. Bedroom 2 is a large room with hot & cold air conditioning and fitted wardrobes. Bedroom 3, the master bedroom, is a large room with double fitted wardrobes, hot & cold air conditioning and an en-suite shower room. The guest bathroom comprises full sized bath with glass screen, vanity unit, bidet and toilet.

All of the rooms have mosquito nets, metal blinds and security grilles. There are high quality wooden fittings and

-  View Virtual Tour
-  2 bathrooms
-  Swimming Pool

-  View Video Tour
-  117m<sup>2</sup> Build size

-  3 bedrooms
-  461m<sup>2</sup> Plot size