

## 3 bedroom Villa for sale in Arboleas, Almería

**249,950€**







Villa Cuca- Exclusive to Calida Homes. A beautiful 3 bed 2 bath villa in a pretty and established community of Arboleas within walking distance of 3 popular bar/restaurants. With lovely views, established gardens, 10 X 5 swimming pool, covered car port, glass curtained conservatory, spacious and fly screen enclosed covered porch. El Rincon - Arboleas.

This very pretty and well presented detached home is located in a small well established residential community with a nice mix of 2nd- full time homes- ex pats and Spanish owned- which has its own bar/restaurants within easy walk but is just a few mins drive from Arboleas centre. Arboleas town has a good number of bars, cafes, restaurants ( many of which have entertainment over the weekends), two popular Saturday markets and all the amenities required for day to day living. Banks, Medical Centre. small shops, school, pharmacy etc ( all with English speakers). The far larger market towns of both Albox and Huercal Overa are just a 10-15 min drive and within a 30 min drive you have some of Almeria's best beach resorts/towns. Mojacar, Garrucha, Vera etc. These are packed with great bars, restaurants a good number of golf courses and much more,. Almeria airport is just a 45 min drive and also, if required, you have both Murcia and Alicante airports with great motorway connections

Please take a look at the accompanying walk around video of gardens & villa to appreciate design, setting, presentation and spec.

The pretty and established gardens which are accessed by double electric gates have been designed to provide an easy to maintain peaceful yet colourful and pretty outside space which has been purposely sectioned to offer both a good sized front and back garden area each of which has lovely views and are stocked with numerous established plants, shrubs and fruit trees. The front garden, which is slightly elevated, has a good sized drive leading up to a covered car port and provides ample off street parking for both car and motor home. This has been nicely divided by

 View Video Tour  
 662m<sup>2</sup> Plot size

 3 bedrooms  
 Private Pool

 2 bathrooms



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