

## 3 bedroom Villa for sale in Arboleas, Almería

**264,950€**







Villa Cereza- EXCLUSIVE TO CALIDA HOMES-A RARE TO MARKET AND BEAUTIFULLY PRESENTED 3 BED 3 BATH VILLA IN LARGER THAN AVERAGE MATURE AND EASY TO MAINTAIN GARDENS WITH WALKING DISTANCE OF ARBOLEAS CENTRE & AMENITIES. WITH PRISTINE PRIVATE POOL, CONSERVATORY, DETACHED WINTER ROOM, LARGE STORE ROOM, ELECTRIC GATE ACCESS AND COVERED CAR PORT.



What a gorgeous villa in an equally gorgeous setting that's located in the sought after La Perla community of Arboleas within easy walking distance of the town and other amenities. On a quite and small no through road you can wander into Arboleas via citrus groves in between 20-25 mins. Here you'll find a good number of bar/eateries along with a good number of the amenities required for day to day living. Small shops, supermarket, banks, 2 gyms, pharmacy, nail bars, hair dressers etc. all with English speakers and of course the popular Saturday street market. The larger market town of both Albox and Huerca Overa are just a 10-15 min drive and then in 25-30 mins you can be down on the wonderful coastline at any number of Almeria's prettiest beach resorts - towns Garrucha, Vera, Mojacar etc,

To fully appreciate presentation, design, layout, spec etc please take a look at the accompanying walk around video.

In summary the villa to a very high spec is on a single level affords 132 mtrs of interior living space comprising as follows. Front door access of of car port into a good sized central hallway, 3 double bedrooms all with fitted wardrobes( the smallest currently with sofa bed and used as office/work room), 3 bathrooms ( 2 of which are en suite), a good sized central lounge- diner with pellet burner and double door access out to good sized glazed conservatory that has fly screens and sliding doors opening out to the gardens and pool, a very good sized kitchen open plan to lounge and a handy utility room with door access to gardens. Air conditioning, fly screens and ceiling fans are fitted throughout and the villa due to personal circumstances will be sold fully furnished as shown in video and pictures /

 View Video Tour  
 132m<sup>2</sup> Build size

 3 bedrooms  
 737m<sup>2</sup> Plot size

 3 bathrooms  
 Private Pool



**CALIDA  
HOMES**

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