

## 3 bedroom Villa for sale in Cantoria, Almería

174,950€





This charming 3-bedroom, 2-bathroom detached villa is situated just outside the traditional Spanish town of Cantoria, offering a perfect blend of countryside living with convenient access to local amenities. Located only a 5-minute drive (3.2km) or a 40-minute walk from Cantoria, you'll find everything you need for daily life close by, while the larger town of Albox is just 15 minutes away.

The villa is set on a spacious approx. 800m<sup>2</sup> plot, offering privacy, mature gardens, and breathtaking views of the surrounding mountain ranges. The property features an approx. 20m<sup>2</sup> detached garage, ideal for parking and extra storage, as well as a covered porch (20-25m<sup>2</sup>) perfect for outdoor seating, dining, and entertaining.

As you enter the villa through the double gates, the driveway provides ample parking space for several cars. To the left, you are greeted by a mature garden filled with ornate olive trees, palms, fruit trees, and vibrant flowering shrubs. Beyond the garden is a tiled terrace, home to a 6-person hot tub that can be enjoyed year-round. The garden also has space for an above-ground pool, should you wish to add one.

Inside, the villa boasts a spacious living-dining room with a feature fireplace housing an efficient pellet burner. The room benefits from pre-installation for air conditioning. An elegant archway leads to a fully fitted kitchen with modern appliances, granite worktops, and lovely units. Double doors open out to a utility area complete with a washing machine, boiler, and access to the back garden.

The master bedroom is a large, bright space with a ceiling fan and an en-suite shower room featuring a walk-in shower. The second bedroom is a spacious double with a ceiling fan, and the third bedroom is a twin room, also equipped with a ceiling fan. The guest shower room benefits from a basin, toilet and large shower.

 3 bedrooms  
 800m<sup>2</sup> Plot size

 2 bathrooms

 130m<sup>2</sup> Build size