

## 3 bedroom Villa for sale in Oria, Almería

199,999€





Exclusively presented by Almeria Homes: This well-maintained 3-bedroom, 2-bathroom detached villa offers comfortable living in a peaceful setting, just a short distance from the charming town of Oria. Set on a spacious approx. 1,343 m<sup>2</sup> plot, this property provides privacy, scenic views, and ample outdoor space for relaxation and entertainment.

Located just a 1-minute drive or a 9-minute walk (800m) from a local bar-restaurant, the villa is only 10 minutes by car (7.1km) from Oria, where all essential amenities can be found. For more extensive shopping, the larger town of Albox is just 17 minutes away (13.2km), offering supermarkets like Aldi, Lidl, and Mercadona. The access road to the property is all tarmac, except for the final 1.3km, which is a maintained dirt track (rambla).

The villa sits on a low-maintenance plot adorned with white marble chippings, ideal for those seeking an easy-care garden. The electric double gates open onto a large driveway with ample parking and a turning circle for convenience. The property also features a detached approx. 38m<sup>2</sup> garage, providing space for two cars and additional storage, with an attached storage room. Adjacent to the garage is a naturally shaded area, previously used as a dog pen but easily adaptable as a garden or extra seating area.

The grounds boast a lovely garden area with mature fruit trees including fig, orange, pear, and cherry, surrounded by a hedge, creating a tranquil spot to enjoy nature. At the front of the villa, a natural stone sun terrace provides the perfect place for sunbathing and relaxing while taking in the south-facing views, which offer sun all day long. A covered arched terrace adds to the charm of the outdoor space, with a staircase leading up to a roof terrace that offers breathtaking views of the surrounding countryside.

 3 bedrooms  
 1,343m<sup>2</sup> Plot size

 2 bathrooms

 149m<sup>2</sup> Build size