

## 3 bedroom Villa for sale in Arboleas, Almería

295,000€

STUNNING VILLA WITH GUEST ANNEX IN THE HAMLET OF LOS HUEVANILLAS CLOSE TO ARBOLEAS IN ALMERIA

The villa is located just 10 minutes drive from the village of Arboleas in the hamlet of Los Huevanillas and within a 15 minute walk of a popular traditional Spanish tapas bar. The villa sits on a fully walled plot of 650m with double electric gates leading to a gravel driveway for off road parking and a covered carport. There is plenty of room to park a motorhome if required. The gardens to the front are beautifully landscaped with established olive and fruit trees, native shrubs and plants and laid to gravel for ease of maintenance. To the front of the villa is also a covered terrace from which to sit in shade and enjoy the gardens. Off here a single door gives access to the kitchen. At both sides of the villa are gates leading to the rear gardens and pool area to ensure privacy. To the rear is an 8 x 4 swimming pool with a pool side shower and surrounded by lots of tiled terraces to soak up the sun. There is a BBQ area, a separate guest annexe and a very useful block built storage casita.

The annexe has a bedroom and lounge area with a log burning fire for the winter months and with a separate open plan room which could easily have a kitchen installed plus a shower room. It is the perfect private living space for visiting friends or family or as an air bnb.

Off the pool terrace and leading off the lounge and master bedroom is a covered terrace which runs the whole length of the house and which contains a shaded seating area, al fresco dining and an outdoor kitchen. It has motorised blinds which can be dropped to create shade in the heat of the summer or an additional living room in the winter months. There are lovely mountain views from the gardens and pool area.

The villa has 140m of living space and is beautifully presented creating a modern, light and airy living space. The kitchen is on trend, high gloss with pale grey units, integrated appliances and light granite worktops. An archway leads into a lounge and dining area with a feature log burning fireplace. Double doors lead out from the dining area to the covered terrace and similarly from the lounge area to the front terrace. To one side a small hallway leads to two double guest bedrooms, one with double doors leading out to the terrace and in between a newly refurbished family

 3 bedrooms

 2 bathrooms

 pool