



## 5 bedroom Villa for sale in Arboleas, Almería

374,995€



### SPACIOUS 5 BED 4 BATH VILLA WITH POOL, GARAGE, GARDEN AND FANTASTIC VIEWS



Set on a fully walled plot of 638 this villa enjoys spectacular views of the mountains and surrounding countryside. It is completely private and not overlooked and enjoys peace and tranquillity in a quiet location yet with neighbours close by so as not to feel isolated. To the front of the property is a covered seating area with an awning, perfect for relaxing in the shade. The double entrance gates are electric and lead to large driveway with ample off-road parking for several cars and a motor home if required. This in turn leads to a detached garage of approximately 23 m. A staircase leads to a roof terrace which offers a spectacular panoramic outlook.



At the rear of the villa, the private 10x4m swimming pool is surrounded by a large tiled terrace with plenty of space for sunbathing and outdoor dining and from which to enjoy the outstanding views. There is also a lovely BBQ area, a low-maintenance garden with feature flower beds, a mature olive tree, and a separate fruit orchard to the side together with an additional sun terrace. There is ample storage space with the garage, 3 storage rooms and a wood store.

The villa has an extremely spacious interior of approx. 194m. A single access door leads into an entrance vestibule with storage for coats etc and from here into a central hallway. Double wooden doors lead into an extremely spacious lounge with ceiling fans, hot and cold air conditioning, and a wood-burning fireplace. Off here is a separate dining room that also has double doors leading out to the pool area. Also accessed off the lounge via a large archway is a fully fitted kitchen which has plenty of space for a breakfast table and also has access to a separate utility room. This in turn leads out to the front terrace and driveway.

Back in the hallway is access to five well-proportioned bedrooms: Bedroom 1 is a large double with fitted wardrobes, ceiling fan, doors to the pool, and an en-suite shower room. Bedroom 2: is a double room with fitted wardrobes, ceiling fan, and air conditioning. Bedroom 3 is a large double with en-suite bathroom, fitted wardrobes, ceiling fan, and hot and cold air conditioning. Bedroom 4: is a double room with fitted wardrobes, en-suite shower room, hot and cold air conditioning air and ceiling fan. Bedroom 5 is the master and is a spacious room with a bank of fitted

 5 bedrooms  
 Fireplace

 4 bathrooms  
 pool

 Garage  
 Close to shops