

## 3 bedroom Villa for sale in Arboleas, Almería

**174,950€**

Villa Acacia – Exclusive to Calida Homes- Limaria – Arboleas. A Spacious 3 bed 2 bath villa, with wonderful views, private pool, covered car port, poolside summer house and large independent store room and utility room. Within walking distance of great bar/restaurant and just a short drive from both Arboleas and Albox.

An exceptionally well priced doer upper. An inheritance property un- occupied for a long time which needs pool refurbishing, new kitchen and easy to achieve remedial work. Electric and water are to the property but need reconnecting and this will be at buyers expense. This has been reflected in the sales price but reasonable offers will be considered.


Located in a small established street, in a very popular Arboleas community that is just a 7-10 min drive from both Arboleas and Albox plus is within walking of one of the most popular bar restaurants in Arboleas. It occupies a desirable slightly elevated position with wonderful views and good levels of privacy. Arboleas has all of the amenities you require for day to day living including two small supermarkets, medical centre, pharmacy, banks, pavement tapas bars, a gym etc and a weekly street market on Saturdays. Albox the same distance away, has numerous bars, restaurants, super markets, shops etc. The unspoilt and rightfully popular beach resorts of Vera Playa and Mojacar are less than 35 minutes drive via great motor way connections and there are three airports within easy commuting distance Almeria being the closest Approx 1 hours drive.


A look at the accompanying walk around video- aerial is essential to appreciate the location, design and current condition.

The villa, over a single level, provides 176 mtrs of useable space and has a lot more storage than usual for a property

 3 bedrooms

 2 bathrooms

 176m<sup>2</sup> Build size

 733m<sup>2</sup> Plot size

 Private Pool



CALIDA  
HOMES

Property marketed by Calida Homes Property Consultancy

[www.spainpropertyportal.com/](http://www.spainpropertyportal.com/)