

## 4 bedroom Villa for sale in Arboleas, Almería

249,999€



Villa Helena- A beautifully presented, light and airy 4 bed 2 bath villa in wonderful non estate setting and within 2,700 mtr gardens that enjoy wonderful views. With ample off street parking, covered car port, very large store room/almacen, wonderful glazed conservatory/winter room, additional fly screen enclosed dining entertaining area, full central heating and much more.

Please watch the accompanying walk around video and aerial footage for a better understanding of layout, design, presentation.

Villa Helena is located in the sought-after Piedra Amarilla area of Partaloa, Almeria. The property enjoys a tranquil and private non-estate position within walking distance of a popular bar/restaurant - access is via a mix of rambla track (in good driveable condition and tarmac.) Just 6-7 minutes' drive brings you to the large and picturesque market towns of Albox and Cantoria, where you'll find all necessary amenities including a great selection of bars and restaurants, supermarkets, shops, medical centres, gyms, and weekly markets.

For leisure and coastal living, the stunning beaches of Vera Playa, Mojácar, and Garrucha are just a short and easy 40-45 minute drive away. The picturesque and historic cities of Almeria and Murcia – both with excellent shopping, dining, cultural attractions, and international airports – are approximately one hour 10mins away via excellent motorway links.

Constructed over a single level this lovely villa has been beautifully maintained and benefits from fly screens, central heating throughout, air conditioning and ceiling fans in all key rooms, fitted wardrobes, back up water deposit and pump.

 View Video Tour  
 127m<sup>2</sup> Build size

 4 bedrooms  
 2,735m<sup>2</sup> Plot size

 2 bathrooms



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