

## 4 bedroom Villa for sale in Arboleas, Almería

329,000€

Stylish Villa with Guest Annexe & Heated Pool in Sought-After Arboleas Location

A superb 3 bed, 2 bath villa situated in the desirable El Prado area of Arboleas, complete with a separate 1 bed, 1 bath annexe and a private heated swimming pool.

Located in the peaceful and highly regarded village of Arboleas, this outstanding property offers a relaxed lifestyle in an area celebrated for its excellent climate, safety and overall quality of living. The location strikes a perfect balance between tranquillity and convenience, with a bar/restaurant just a short walk away and the centre of Arboleas reachable in under 5 minutes by car. The larger town of Albox is only a 15-minute drive and provides a wide range of amenities, including supermarkets, medical services, shops and more.

The property is accessed via either a pedestrian gate or electric vehicle entrance, leading into a beautifully arranged outdoor space designed for enjoying Mediterranean living to the fullest. At the heart of the exterior is an impressive heated swimming pool, surrounded by a spacious, tiled terrace that is both stylish and easy to maintain. A charming wooden bar beside the pool creates a sociable setting, with ample space for sunbathing and outdoor dining-perfect for entertaining or relaxing in the Almería sunshine. Additional features such as solar panels, pergolas with fly screens, and a recently re-tiled patio enhance both comfort and practicality.

The main villa overlooks the pool and has been built using quality materials, maintained to an exceptional standard throughout. Inside, the property offers three generously sized bedrooms and two bathrooms, along with two covered wooden porches that provide comfortable outdoor living spaces year-round. The front porch has been enclosed to create a welcoming summer lounge with seating and a television, leading directly into the kitchen.

 4 bedrooms

 3 bathrooms

 169m<sup>2</sup> Build size

 600m<sup>2</sup> Plot size

 Private Pool



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