

## 3 bedroom Villa for sale in Arboleas, Almería

284,950€



A Calida Homes Exclusive and A REAL STAND OUT FROM THE CROWD 3 BED 2.5 BATH VILLA WITH PRIVATE POOL LARGE DETACHED GARAGE/STORE ROOM AND QUITE SIMPLY SPECTACULAR VIEWS. IN THE SOUGHT AFTER LA PERLA AREA OF ARBOLEAS AND WITH EASY WALK OF ARBOLEAS CENTRE.

So rarely do villas like this come on to the market and even more rarely in this location. Looking out over genuinely spectacular views (which can never be spoilt) it's a nice 15 min stroll through citrus groves into Arboleas town centre.

This imposing and immaculately presented home, over two floors, provides a generous mtrs of living space. A covered entrance porch leads onto front door and on onto a very spacious 38 mtr lounge with central fireplace. Either side of the fire place you double doors which give access out to a beautiful and shady (24 mtr) covered porch come BBQ/entertaining area. From left hand corner of lounge you have a small lobby area which gives access to the 11 mtr kitchen/diner plus two separate utility/store rooms. The kitchen ( all appliances to remain) has top quality double granite work tops and ample units of a cherry wood effect. Also on this floor you have two double bedrooms and a spacious full bathroom. Polished marble stairs with wrought iron effect safety rail lead you up from the lounge to the second floor. Here via a landing area you have access on right to a glorious 28 mtr covered dining/relaxation terrace/balcony with spectacular views over gardens, distant hills and rambla. Access to left of landing takes you into the master bedroom (13 mtrs) with a full en suite bathroom. The villa has been constructed to the highest standard/ spec and benefits from


Entry phone system, Security system, air conditioning and ceiling fans in all key rooms, back up water and electricity system, choice of gas and electric hot water boilers, LED security lights around gardens and property perimeter, Freshly painted property exterior and exterior garden walls.

 View Video Tour

 3 bedrooms

 2 bathrooms

 160m<sup>2</sup> Build size

 630m<sup>2</sup> Plot size

 Private Pool



CALIDA  
HOMES

Property marketed by Calida Homes Property Consultancy