

## 3 sovrum Villa till salu i Arboleas, Almería

209.995€







EXCLUSIVE TO ALMERIA HOMES! An immaculately presented and well maintained three bedroom villa set in a 644m<sup>2</sup> plot with an 8 x 4 m swimming pool, 31m<sup>2</sup> integral garage, 42m<sup>2</sup> covered porch, low maintenance gardens and stunning views over the surrounding mountain ranges.



This beautiful property is situated just a 1 minute drive or a 5 minute walk (350 metres) from a popular bar-restaurant, only a 3 minute drive or 24 minute walk (1.8kms) from a further bar-restaurant and a 3 minute drive or a 30 minute walk from the village of Arboleas offering all of the necessary amenities for a day to day life. The larger market town of Albox is a 10-15 minute drive from the villa, the coastal resorts of Vera Playa & Mojácar Playa are between a 35-45 minute drive and the nearest airport is just an hours' drive.

From the street you can either access via the garage or via a wrought iron pedestrian gate which opens to a large covered porch (42m<sup>2</sup>) which provides ample space for seating, dining and entertaining whilst offering fantastic far reaching views over the surrounding mountain ranges. The covered porch also benefits from awnings on all of the arches to provide further shade on sunny days. The porch gives way to a beautiful private pool area which benefits from an 8x4m swimming pool and large surrounding sun terrace offering ample space for sun bathing and relaxing. In the centre of the terrace there is a pergola and brick built BBQ area. There is also a lovely low maintenance garden surrounding the pool area which is laid to gravel and planted with palms, fruit trees and native plants. The pool area is south facing and benefits from lovely views over the surrounding mountain ranges. There is a further awning for shade for the pool area also.

From the covered porch double doors open into a large kitchen with hot & cold air conditioning, lovely units, integrated oven, gas hob, dishwasher, fridge freezer, ceiling fan and space for a table and chairs. On one side of the

 Se videotur  
 185m<sup>2</sup> Bygg storlek

 3 sovrum  
 644m<sup>2</sup> Tomtstorlek

 2 badrum  
 Simbassäng