

## 4 sovrum Villa till salu i Arboleas, Almería

249.950€



Presenting an inviting detached villa nestled in the charming Arboleas area, this property offers a serene retreat for those seeking a slice of Spanish paradise.

Boasting four bedrooms and three bathrooms across a generous floor area of 142 m<sup>2</sup>, set on a spacious plot of 612 m<sup>2</sup>, this villa provides ample space for comfortable living. The main villa offers 3 bedrooms and 1 bathroom, whilst the annex offers 1 bedroom and 1 bathroom. You have the choice of using both as one property, or using the annex for guests or lets to generate an extra income.

Highlights of this property include a private low-maintenance plot, complete with an inviting 8x4m swimming pool and a tiled sun terrace surrounding the pool area, perfect for soaking up the sun and enjoying the tranquil mountain views.

Convenience meets elegance with a driveway laid to gravel, offering parking space for at least two cars, and an electric sliding gate at the entrance ensuring privacy and security. Additional outdoor amenities include an outdoor shower, covered seating area, and a low-maintenance garden at the back of the villa, ideal for relaxation. There is also a storage room / workshop which also houses the pool system.

Inside, the villa features gas central heating throughout, ensuring comfort year-round. Firstly there is a large sun room which is used as a dining room and offers lovely views over the pool area. The spacious lounge boasts a feature fireplace housing a gas fire and modern amenities such as hot & cold air conditioning and a modern ceiling fan light. Off the lounge there is a utility room with cupboard and worktop space, spare freezer, drinks fridge and a door leading out to the garden. The modern fully fitted kitchen is a culinary delight, equipped with granite worktops, modern

📺 Se videotur  
🏠 142m<sup>2</sup> Bygg storlek

🛏 4 sovrum  
📏 612m<sup>2</sup> Tomtstorlek

🚿 3 badrum  
✅ Simbassäng