

## 3 sovrum Villa till salu i Zurgena, Almería

**210.000€**





We're pleased to present this charming 3-bedroom, 2-bathroom detached villa in the Zurgena area. Ideally situated just a 2-3 minute drive or a 15-minute walk (1.2km) from Zurgena town, with easy access to local bars, shops, and amenities. La Alfoquia is only a few minutes further, while the beautiful coastal resorts are just a 25-30 minute drive away via the new motorway link.



Set on a manageable approx. 505m<sup>2</sup> plot, this villa offers a wonderful blend of privacy and convenience. The property includes a private 5x3m pool with a fly-free enclosure, artificial grass, and ample seating space for relaxing or entertaining. The garden is designed for low maintenance with olive and fruit trees, native plants, and charming features throughout. A large gravelled driveway provides ample parking, along with a covered carport and additional street parking if needed. Located at the end of a cul-de-sac, the villa enjoys a peaceful setting with no through traffic.



The home itself spans approx. 102m<sup>2</sup>, with a bright and spacious living-dining area that features a top-quality 10kw pellet burner, two sets of patio doors, electric radiators, and air conditioning. The modern kitchen is fully fitted with quality appliances and has direct access to the insect-free enclosure, providing an ideal indoor-outdoor flow.

The master bedroom is light-filled and offers direct access to the pool area, along with fitted wardrobes, modern air conditioning, a remote-controlled ceiling fan, and a contemporary en-suite shower room with a walk-in shower. The second bedroom is spacious and bright, also featuring fitted wardrobes, an electric radiator, and access to the insect-free terrace. The third bedroom, currently used as a workroom, is well-sized and includes fitted wardrobes. There's also a bright guest bathroom with a stylish basin and shower.

Additional features include a roof terrace with stunning views, a metal garden shed for storage, and a large insect

 Se videotur  
 102m<sup>2</sup> Bygg storlek

 3 sovrum  
 505m<sup>2</sup> Tomtstorlek

 2 badrum  
 Simbassäng