

## 3 soveværelse Villa til salg i Arboleas, Almería

259.950€



VILLA BLUEBELL – A beautifully presented 3 bedroom, 2 bathroom villa on a slightly elevated plot of 705sqm with magnificent views of the surrounding countryside and mountains. There is a 49sqm detached garage with attached office/craft room plus a covered car port, 10m x 5m swimming pool, glazed Winter/Summer room, air conditioning, fibre optic internet available and cavity wall insulation plus much more.

This wonderful villa is located in a very private, slightly elevated position within the pretty and established Arboleas community of Los Garcias in a cul-de-sac of 3 villas and not overlooked. It's within a 3-4 min drive of Arboleas town centre. Here you'll find a good number of bars, cafes, restaurants (many of which have entertainment over the weekends), two popular Saturday markets and all the amenities required for day to day living: banks, medical centre, small shops, school, pharmacy etc ( all with English speakers). The far larger market towns of both Albox and Huerca Overa are just a 10-15 drive and within 25-30 min drive you have some of Almeria's best beach resorts/towns. Mojacar, Garrucha, Vera etc. These are packed with great bars, restaurants a good number of golf courses and much more,. Almeria airport is just a 45 min drive and also, if required, you have both Murcia and Alicante airports with great motorway connections.

The villa over a single level affords 129sqm of living space. There is a gravelled drive with covered car port to one side of the villa plus a 49sqm detached garage with waste and water in situ ready to be connected and to the side of the garage is an office/craft room that could be incorporated into the garage by removing a stud partition wall to make the garage larger or to convert into a separate self contained guest annex or an outside bar/kitchen as it overlooks the pool. There is a pedestrian gate which could give private access to the garage. The gardens are fully walled and are easy maintained as it is mainly laid to gravel with mature palm trees, native plants and shrubs. The 10x5 swimming pool has plenty of room for sunbathing from the terrace while you take in the views. There is a covered area ideal for

📺 Se videotur  
🏠 129m<sup>2</sup> Byg størrelse

🛏 3 soveværelser  
📏 705m<sup>2</sup> Grundstørrelse

🛁 2 badeværelser  
☑ Privat pool



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