

## 3 soveværelse Villa til salg i Velez Rubio, Almería

**189.500€**





Villa Privado – An exceptional stand alone 3 bed 2 bath villa that offers the ultimate in peace, privacy and spectacular panoramic views yet is just 3kmtrs outside of the historic and picturesque town of Velez Rubio. Set in land of 3 Hectares with private pool and large timber store shed its' ideal for those wanting beautiful non estate living.



This wonderful property/land is located just a short 7-8 minute drive (3kms) approx 7 mins drive (part asphalt –part track) from the vibrant and historic town of Vélez Rubio, where you'll find all amenities required for day to day living alongside some very nice bars and restaurants for day-to-day living. Velez Rubio is literally just off of the A92 motorway which links the Almeria coast via towns/cities like Chirivel, Guadix Granada to the Malaga region. Using this motorway you have easy access to airports, the coast , some of Spains most beautiful natural parks and large cities.



Please take a look at the accompanying walk around video to appreciate setting, design and presentation.

Approaching the property, you travel along well-maintained dirt/ stone track through woodland for the final 2 kilometres, suitable for a car but 4x4/SUV would be better and not suitable for motor homes. The private drive leads down to an area which encircles the villa (approx 1,800-2,000 mtrs. of the overall land) and provides a lovely garden area. In the main this has been stone chipped but you have an expansive non slip terrace that adjoins the villa and encases the 8 x 4 mtr private pool. The pool, as villa not occupied, needs draining and new water adding before can be used. Also in the garden you have good sized very handy wood shed and a pergola topped seating area/viewing platform. As would be expected views from the entire garden are quite simply beautiful and ever changing with the seasons.

Access to the villa, which is constructed over a single level, is either via a central porch/alcove which connects to the

 Se videotur  
 100m<sup>2</sup> Byg størrelse

 3 soveværelser  
 29.494m<sup>2</sup> Grundstørrelse

 2 badeværelser  
 Privat pool



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