

## 2 sovrum Villa till salu i Arboleas, Almería

169.995€

Exclusively presented by Almeria Homes! Introducing a charming detached villa located in the highly desirable La Perla area of Arboleas. This two-bedroom, two-bathroom property boasts a generous floor area and is set on a spacious 708 m2 plot, offering stunning mountain views and plenty of privacy.

Perfectly positioned, the villa is just a 3-4 minute drive, 20-minute walk, or 5-minute cycle (1.7 km) from the vibrant town of Arboleas, where you'll find all the necessary amenities for day-to-day living. This popular area ensures that properties do not stay on the market for long.

As you approach, double gates open onto a large driveway laid to gravel, providing ample parking space and access to a detached 20m2 garage ideal for additional parking or storage. The driveway is flanked by mature gardens, adding a touch of greenery and charm to the entrance.


The front of the villa features extra parking space, an ornate olive tree, and a pedestrian gate. There is also on-street parking if required. A covered porch leads to the front door, welcoming you into this delightful home.


To the rear of the villa there is a large stone-paved terrace offers stunning views and a perfect spot for seating and relaxing under a metal gazebo. A wooden casita provides additional storage space. This area is ideal for those who may want to install a pool, with sufficient space available and the possibility of obtaining licenses from the town hall. The terrace is adorned with mature yuccas, adding to the serene ambiance.

Adjacent to the villa is an L-shaped tiled terrace, complete with two retractable awnings for shade, offering another inviting space for relaxation. Sliding doors from the terrace open into a sunroom, versatile enough to serve as an

 2 sovrum

 2 badrum

 107m<sup>2</sup> Bygg storlek

 708m<sup>2</sup> Tomtstorlek

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