

### 3 Cuarto Villa en venta en Arboleas, Almería

239.000€

We are pleased to offer this well-presented 120m<sup>2</sup> single-storey villa, set on a fully walled plot of 711m<sup>2</sup> in the highly sought-after La Perla area. Positioned in an elevated location, the villa enjoys complete privacy and fantastic far-reaching views. The property is accessed via double entrance gates leading to a spacious driveway with ample room for several vehicles. The driveway continues to a covered carport, which could easily be converted into a garage if desired. Additionally, there is a handy storage casita for further convenience.

The gardens are low-maintenance, laid to gravel, and feature established orange and lemon trees, offering a pleasant, Mediterranean feel. A covered pagoda provides a shaded area to relax and enjoy the stunning views. The 8x4m swimming pool has recently been fully refurbished and is surrounded by a spacious terrace, ideal for soaking up the sun. To the front of the villa, a covered terrace with wide arches provides a perfect spot for al fresco dining while taking in the views.

Inside, the villa is accessed via the front door, leading into a central hallway. To the left, a door opens into a newly fitted, modern kitchen with a breakfast table, and a further door provides access to a covered utility area. On the opposite side of the hallway, double wooden doors lead into a bright and airy lounge with double aspect windows, ensuring plenty of natural light. The lounge features a traditional fireplace with a log burner insert, creating a cosy atmosphere. Adjacent to the lounge is the family bathroom, followed by two double guest bedrooms. At the end of the hallway, the master bedroom offers an en suite bathroom with double sinks.


The villa is equipped with brand new hot and cold air conditioning in the lounge and all three bedrooms, as well as ceiling fans in the lounge and on the covered terrace. The property also benefits from mains electric, water, TV, and internet connections, along with fly screens on all windows, blinds, and an alarm system for added security.

 3 dormitorios

 2 baños

 120m<sup>2</sup> Tamaño de construcción

 711m<sup>2</sup> Tamaño de la parcela

 Piscina