

## 2 Cuarto Villa en venta en Los Carrascos, Almería

229.000€











LOVELY 2 BED 2 BATH VILLA LOCATED IN THE POPULAR HAMLET OF LOS CARRASCOS. JUST 3 MINUTS DRIVE OR 20MINUTES WALK FROM THE VILLAGE OF ARBOLEAS AND WITHIN A VERY EASY WALK OF TWO POPULAR LOCAL BAR / RESTAURANTS

The villa sits on a sunny walled plot of 601m with double entrance gates leading into a driveway covered with a car port for shaded parking and a pedestrian gate which leads to the low maintenance gardens. These are laid to gravel with areas of artificial grass , established fruit trees and have separate seating areas for alfresco dining including a fly enclosed exterior dining room. The 8 x 4 swimming pool is walled and gated for privacy and security for young children. It is surrounded by tiled terrace for soaking up the suns rays and the wonderful mountain views that surround the gardens. There us a block built storage casita and various other smaller storage areas. The outside space is open, easy to maintain and has wonderful views from all aspects.

The villa itself has 112m of living space which comprises of a 12m sun room which has double doors and fly screens which can be opened up in the summer. Also hot and cold air conditioning. This is a lovely winter lounge or a covered space for the summer months from which to sit and enjoy the mountain views. There are electric retractable awnings to the front which can be rolled out in the summer months to give protection from the heat of the sun. From the sun room the front door opens up into a spacious fully fitted kitchen with granite worktops, ample storage space, a brand new oven, dishwasher and washing machine plus a breakfast bar. Off here leads to a guest bathroom and a double bedroom, To the left a hallway is fitted with very handy floor to ceiling storage and off here a very spacious master bedroom with ceiling fan and an en suite shower.

The villa benefits from hot and cold air conditioning throughout including the sun room, oil fired central heating, fly screens on all windows, mains water and electricity are connected and it can be sold fully furnished if required. There is also the possibility of purchasing the car, a Nissan as shown in the pictures. Further details and price on request.

The village of Arboleas has all the amenities you require for day to day living including 2 supermarkets, medical centre

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|  2 dormitorios                          |  2 baños          |  112m <sup>2</sup> Tamaño de construcción |
|  601m <sup>2</sup> Tamaño de la parcela |  pool             |  heating                                  |
|  Close to shops                         |  Air conditioning |  |