

## 4 chambre Villa à vendre dans Arboleas, Almería

230.000€

We are pleased to present this high-quality Lakes Vega villa, located just 12 minutes' drive from the village of Arboleas. Set in an elevated position, the property offers stunning country views, providing a peaceful and private retreat while still being close to local amenities. A popular tapas bar is within easy walking distance, and the village of Arboleas offers everything needed for day-to-day living, including two excellent supermarkets, a medical centre, chemist, vets, post office, banks, pavement cafés, tapas bars, restaurants, a gym, and small shops. There is also a weekly street market every Saturday. The Mediterranean coast is just a 20 to 30-minute drive away, and three airports – Almeria, Murcia, and Alicante – are easily accessible via excellent motorway connections.

The villa sits on a 600m<sup>2</sup> plot, accessed through double gates leading to a gravel driveway with ample space for several cars and a motorhome. There is also a pedestrian entrance gate. The gardens are low-maintenance, laid to gravel, and feature established palm trees and local plants. At the rear of the property, you'll find a private 8x4 swimming pool with a tiled terrace, perfect for relaxing in the sunshine. A covered terrace off the lounge-diner provides much-needed shade during the summer months, while a further pergola offers a lovely spot for al fresco dining. From the pool area, you can enjoy the most breathtaking country views. Although there are neighbouring properties, the villa is completely private. There is also a block-built casita for additional storage tucked away in the corner of the plot.

The villa offers approximately 147m<sup>2</sup> of living space over two floors. The front door opens into an entrance hall, off which are two double guest bedrooms, a family bathroom, and a ground-floor master bedroom with an en suite shower room. At the end of the hallway, an archway leads to an open-plan living area with a separate dining space and a well-equipped kitchen featuring granite worktops. Double doors from both the dining area and the lounge lead out to the gardens and poolside, while the kitchen has a single access door. These features provide plenty of natural light and allow for easy flow between indoor and outdoor living spaces. A spiral staircase from the exterior leads to a

 4 chambres

 3 salles de bains

 150m<sup>2</sup> Taille de construction

 650m<sup>2</sup> Taille de la parcelle

 Piscine