

## 4 chambre Villa à vendre dans Arboleas, Almería

249.000€

Presenting this spacious and beautifully maintained 4-bedroom, 2-bathroom villa with private pool and garage, situated in the highly sought-after area of Los Carrascos, Arboleas. Positioned at the end of a peaceful cul-de-sac, this villa offers an enviable corner plot with stunning views over the rambla, mountains, and surrounding countryside. The property is ideally located, with a charming local bar and restaurant within walking distance, and the village of Arboleas just a few minutes' drive or a 20-minute stroll away.

Set on a fully walled and gated plot of 634m<sup>2</sup>, the villa is accessed through a gate leading to a paved parking area and a detached 20m<sup>2</sup> garage, complete with a separate storeroom. The garden has been thoughtfully landscaped, providing a large tiled patio area perfect for relaxing by the lovely 9x4m swimming pool. The terrace offers fantastic views and includes a convenient outdoor WC.

The villa itself offers 136m<sup>2</sup> of living space. Double doors open into a bright, glazed terrace of 27m<sup>2</sup>, with Moorish-style arches that wrap around the property, adding a touch of character. Additional access to the villa is available through double doors from the patio, leading into a spacious living room featuring a charming fireplace with a log-burning stove. Off the lounge is an open-plan kitchen and dining room, which also provides direct access to the terrace.

The villa boasts four generously sized bedrooms, with the master featuring an en-suite bathroom. A family bathroom serves the remaining bedrooms. All bedrooms are equipped with ceiling fans, and the property benefits from hot and cold air conditioning throughout, as well as flyscreens on all windows for added comfort.

Arboleas is a popular choice for those seeking a relaxed lifestyle close to the unspoiled Mediterranean beaches of Vera Playa, Moisés, and Garrucha, all within a 20-30 minute drive via excellent motorway connections. The area is well

 4 chambres

 2 salles de bains

 180m<sup>2</sup> Taille de construction

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

 Piscine