

## 4 chambre Villa à vendre dans Arboleas, Almería

239.000€

Introducing a fantastic opportunity to own a 3-bedroom, 2-bathroom villa with an independent guest annexe in the highly sought-after La Perla area of Arboleas. Ideally situated within walking distance of the village, you'll have access to all essential amenities, including small supermarkets, a medical centre, chemist, post office, banks, shops, a gym, vet services, and a selection of tapas bars and restaurants. For even more options, the larger town of Albox is less than a 10-minute drive away.


Set on a fully walled 600m<sup>2</sup> plot, this villa offers 114m<sup>2</sup> of living space with two sets of double gates at the front, leading to driveways with ample parking for a motorhome and at least one additional car. The rear of the villa, accessed through gated sections, provides a private oasis with an 8x4m swimming pool, ready for customisation with your choice of tiling or artificial grass. From the pool area, you can enjoy beautiful views of the surrounding mountains and countryside in complete privacy. The property also includes an independent guest annexe, complete with a shower room, open plan bedroom / living room and kitchenette – perfect for hosting family, friends, or offering as an Airbnb rental. There's also a bar area awaiting a few final touches, making it an ideal spot for entertaining during the warmer months.

The main villa is accessed via the side entrance from the driveway, leading into a utility room. From here, a door opens into a spacious open-plan kitchen, dining, and lounge area, separated by a black granite worktop. The lounge features a freestanding pellet-burning stove for the winter months, along with hot and cold air conditioning and ceiling fans for summer comfort. Double doors open directly onto the pool area, blending indoor and outdoor living spaces seamlessly. A wide archway from the lounge leads to a central hallway, giving access to a generously sized family bathroom, complete with a corner bath and separate shower.

 4 chambres

 600m<sup>2</sup> Taille de la parcelle

 3 salles de bains

 Piscine

 114m<sup>2</sup> Taille de construction