

## 2 slaapkamer Villa Te koop in Arboleas, Almería

179.995€





Lovely 2 bedroom 2 bathroom villa set in a very large urban plot situated in the very popular area of Los Carrascos.



This property is situated only 70 metres away (short stroll) from a popular bar-restaurant, 1.6km from another bar-restaurant (20 minute walk or 3 minute drive), 2kms from the town of Arboleas (25 minute walk or a 3-4 minute drive) and 9.6kms (10-15 minute drive) from the large market town of Albox. The coastal resorts are only a 35-40 minute drive away and Almeria airport is only an hours' drive.

The villa is set in a plot of 631m<sup>2</sup> and there is also a plot of 960m<sup>2</sup> to the back of the villa which is urban meaning you could use this land to build a large villa as an investment to sell on or to build for yourself and rent out the villa which is already there. The current owner has had a project made with a local architect and the town hall to extend the villa with another 2 bedrooms with en-suites. This could be passed onto the new buyers for a small fee of 200 Euros which would go to the town hall.

From the street double wrought iron gates open into the large driveway laid to gravel offering ample space to park several cars. From the driveway a path leads to a large covered porch offering ample seating and dining space. The porch gives way to double wooden doors which open into a living room which benefits from a log burner, air conditioning and a door out to the back of the villa. From here an archway leads into a fully fitted kitchen with lovely units, electric hob, electric oven, American style fridge / freezer and dishwasher. On the right of the living room is a door opening into a shower room which currently only has a toilet and basin but there was a shower before and this could easily be put back.

On the other side of the living room a hallway leads to the rest of the rooms. Bedroom 1, the master bedroom, is a

 Bekijk videotour  
 78m<sup>2</sup> Bouwgrootte

 2 slaapkamers  
 1.628m<sup>2</sup> Perceelgrootte

 2 badkamers