

## 3 Schlafzimmer Villa zu verkaufen in Albox, Almería

199.995€

Exclusively presented by Almeria Homes, this impressive detached villa in the Albox area offers a perfect blend of space, privacy, and stunning views. Priced to sell, this high-quality three-bedroom, two-bathroom villa is set on a generous 2,500 m<sup>2</sup> plot, providing a serene retreat just a short drive from the bustling market town of Albox.

Important note: This property is currently in the process of having the Escritura (title deeds) updated. The sellers have obtained the AFO certificate, but, while the AFO is complete, due to issues outside of the vendor's control, it is currently not possible to obtain the updated Escritura (title deeds). We can explain the situation in our office but we recommend you instruct a LOCAL solicitor who understands the local situation.

The plot is thoughtfully divided into two sections, with the front partly fenced and partly laid with gravel, offering potential for further landscaping to create a beautiful garden. The second section is fully walled and gated, ensuring complete privacy. As you approach the property, double gates open into a large gravelled driveway offering ample parking space. To the right, a mature garden adds a touch of greenery, while the large garage provides additional parking and storage space.

The villa boasts a large, very private pool area, which is walled and tiled, providing ample space for seating, sunbathing, and relaxation. The 10x5 metre swimming pool, larger than average, is the centrepiece of this outdoor oasis. Steps lead down from the pool area to a separate BBQ area complete with a bar, seating, and dining space, making it ideal for entertaining. Surrounding the pool, low-maintenance gardens are laid to gravel, and there is a pool house for equipment storage, as well as an outdoor shower. The views from this area are truly outstanding.

The outdoor space is further enhanced by an insect-free enclosure with seating and dining areas, offering lovely views

🎥 Videotour ansehen

🏠 190m<sup>2</sup> Baugröße

🛏️ 3 Schlafzimmer

📏 2.500m<sup>2</sup> Grundstücksgröße

🚿 2 Badezimmer

✅ Schwimmbad

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