

## 2 bedroom Villa for sale in Oria, Almería

229,000€



IMMACULATE 2 BED 2 BATH VILLA WITH SEPARATE 1 BED 2 BATH GUEST ANNEX ON A 10.000M PLOT WITH STUNNING VIEWS, A POOL IN ORIA, ALMERIA

This stunning single-storey, detached villa with 121m of living space comprises of a glazed sunroom with the front door then leading into a central hallway. To the right is access to a spacious fully fitted kitchen with granite worktops, a brand new gas water boiler and enough space for a dining table. An access door leads out to a side courtyard. To the right of the hallway double doors lead into a beautiful lounge with a feature traditional stone wall and a large cast iron log burning fire for the winter months. At the end of the hallway are two double bedrooms, both with fitted wardrobes, the master with doors leading out to the garden and an en suite shower room and there is also a separate family bathroom. There is hot and cold air conditioning in the lounge and both bedrooms. On the opposite side of the courtyard which makes a lovely shaded seating area with a retractable awning is a separate self contained one bedroom annexe of 24m with double glazed doors overlooking the 10x5 swimming pool and stunning views. It also has a modern en suite shower room with its own electric boiler and hot and cold air conditioning. If you wish to rent the annexe out it would be quite easy as there is a separate pedestrian gate that leads to the courtyard and entrance to the annexe.

The villa sits on a plot of 10,000m which has double entrance gates leading to a long private driveway and to a level area that would easily park 10 cars. The plot is completely fenced and private and has the most spectacular views of the surrounding almond groves and mountains. It is an idyllic spot for anyone who wants a rural retreat. Access is via a tarmac road and there are neighbours but not close enough to disturb your privacy but there if you need that sense of community.

There is a beautiful 10 x 5 swimming pool with plenty of surrounding terraces from which to soak up the sun's rays and take in the breathtaking country views. There is a roll out cover for the pool for summer or winter. There is an outside bar, entertaining, and a dining area with a traditional stone bbq

2 bedrooms  
 pool

2 bathrooms  
 Air conditioning

Wood Stove