



3 bedroom Villa for sale in Arboleas, Almería

279,950€

SPACIOUS 3 BED 2 BATH VILLA WITH POOL AND WITHIN WALKING DISTANCE TO THE VILLAGE OR ARBOLEAS- READY TO GO

Located in the popular La Perla area of the village within an easy 20 minute walk of all amenities, this is a much sought after location, Sitting on a pretty street amongst other well presented properties and on a fully walled level plot of 867m. There are two entrances to a large gravel driveway with plenty of off road parking for several cars and a motor home. There are established easy maintenance gardens to the front and to the rear with olive and fruit trees. There is a side gate which leads through to the rear terrace, pool and gardens and which ensures privacy in the pool area. There is a bespoke 10 x 4 swimming pool which has been refurbished and is surrounded by terrace for soaking up the sun's rays, various seating areas for different times of day and alfresco dining and an outside bar with dining area with a retractable awning for shade. There is also a winter sun room overlooking the pool and wonderful mountain views. With no property built behind the gardens have open views and complete privacy. There is also a block built storage casita tucked away in one corner and a built in storage room next to the utility room to the side of the house. Back at the front of the house a sun room leads to the front door and into an entrance hall. With 132m of living space this is a good sized property. Off to the left is a spacious kitchen with a range of units, plenty of workspace and a separate utility room with a single access door out to the side garden. to the right of the hallway double doors lead into a large lounge with a feature brick gas fireplace and large windows which let in lots of natural light. A single door then leads into the separate dining room which has its own pellet burning fire and at the other end an office area with double doors leading out to the shaded terrace and bar area. Back in the hallway is access to a family bathroom, two double guest bedrooms, both with fitted wardrobes and one with double doors leading out to the side garden. At the end of the hall is a generous master bedroom with fitted wardrobes and an en suite shower room with double sink. There is hot and cold air conditioning in the lounge and solar power has been installed with 12 panels which cover the

 3 bedrooms
 pool

 2 bathrooms
 heating

Pellet Stove
 Air conditioning

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