

## 3 bedroom Villa for sale in Arboleas, Almería

269,000€



Villa Rumba- A wonderfully presented & well maintained 3 bed, 2 bath villa with pristine 10 x 5 pool and putting green, in the pretty Los Requeñas community- Arboleas. The property is located in a quiet cul-de-sac, is within walking distance to a bar, and is only a short drive to the amenities of Arboleas Centre.

This fantastic villa, which would make the perfect full time or 2nd home, has had all external and internal wall repainted, new external and internal lights fitted, air con has been serviced, and the chimney swept.

It benefits from lovely floor tiling throughout, rejas on all windows and doors, and pull down shutters on windows, quality external lighting around the villa, putting green and the rear of the external walls.

The pool has been completely refurbished and features remote control pool lights, and there is a new outdoor shower. In addition you have a water softener, storage tank and pressure pump, solar hot water and the property is fitted with CCTV and an alarm.

Double sliding electric or manual gates lead into a gravelled area, suitable for several vehicles, and a motor home could be parked if required. The front terrace with stone table and benches, leads up to the front door. On entry there is a hallway, and off here two double bedrooms with air con and built-in wardrobes. The good size master bedroom, also has air con and built-in wardrobes, and benefits from a modern re-furbished en-suite with large walk-in shower. Doors from the master lead to the outside terrace, making this a perfect spot for your morning coffee. There is also a family bathroom with bath.

The very inviting and light lounge has a lovely feature fireplace with wood burner which has a new coal. There is room

🛏 3 bedrooms

🚿 2 bathrooms

🏠 120m<sup>2</sup> Build size

➕ 658m<sup>2</sup> Plot size

☑ Private Pool



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