

## 4 bedroom Villa for sale in Arboleas, Almería

289,950€



Villa Fluida – Calida Homes are excited to offer this superb 4 bedroom, 3 bathroom villa on a larger than average plot of 875sqm with a build size of 175sqm with an 8m x 4m pool, outside bar and BBQ area, casita, air con throughout, ample off street parking, covered terrace and large shed located in the popular La Judea community in Arboleas.

Only a short 5 minute walk to Arboleas centre where you will find banks, pharmacy, medical centre, dentist, vet, gym, hairdressers/barbers, small supermarket, shops, padel/tennis courts, bars, cafes and restaurants plus a weekly Saturday street market. The market town of Albox is a 10 minute drive where you will find the larger supermarkets and English food shops and much more plus a weekly Tuesday and Saturday street market. Almeria airport is an hour's drive, Murcia airport is an hour and 15 minutes and Alicante is two hours. The coastal resorts of Mojacar, Vera Playa and Garrucha are less than a 30 minute drive.

Double gated entrance leads onto a driveway and there are a variety of fruit trees all connected to an irrigation system for easy watering. A large log shed is also here. A gate leads through to the rear of the villa which is private and enclosed and has been thoughtfully designed with artificial grass either side of the pathway that sweeps round to fantastic rear garden with outside lighting for the whole garden. The 8m x 4m swimming pool has lovely terraces for sunbathing and entertaining and an outside shower. There is a brick built bar with electricity and water connected plus brick barbeque area. There is a large storage shed. The covered terrace has two ceiling fans and is overlooking the pool area providing welcome shade in the Summer and perfect for alfresco dining. From here there is access to the lounge and kitchen and hallway. The front door leads into the hallway. The open plan lounge diner is bright and airy and has double doors to the covered terrace, feature fireplace with log burner, ceiling fans and then opens to the modern fitted kitchen with double doors to the covered terrace. The master bedroom has double doors out to the rear terrace and pool area and there is an en suite bathroom. There are two further double bedrooms and a guest

🛏 4 bedrooms  
➕ 875m<sup>2</sup> Plot size

🚿 3 bathrooms  
☑ Private Pool

🏠 175m<sup>2</sup> Build size



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