

## 4 bedroom Villa for sale in Arboleas, Almería

309,950€

Grupo Platinum Estates presents this spectacular two storey detached villa with a private salt water swimming pool, a large garden and a spacious double garage, located in a popular area of Arboleas.

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Outside, the property has an electric sliding gate and a pedestrian gate leading to the entrance. The garden is designed for low maintenance and includes a salt water swimming pool area, beautifully landscaped with artificial grass and surrounding fencing, creating a serene and private space. Nearby, a storage room houses the pool pump, and a landscaped area includes a connecting door to the garage, enhancing convenience.

Upon entering the house, a spacious and bright entrance hall with high ceilings welcomes you. To the rear of the hallway are double doors leading into a spacious lounge dining room with pellet burning fireplace connected to wifi, air conditioning and doors leading out to a covered terrace.


The windows have electric blinds.


The modern and spacious kitchen connects directly to the double garage, while next to it there is a utility room where the hot water boiler (gas) is located. Also from the entrance hall there is access to two double bedrooms on one side, each equipped with fitted wardrobes and air conditioning. On the opposite side, you will find a family bathroom fitted with bathtub, followed by the master bedroom, which has fitted wardrobes, dressing area, air conditioning and ensuite shower room.


Back in the hallway, a spiral staircase leads to the upper floor, where a large storage room and a spacious fourth bedroom, currently used as a games room, open onto a large terrace offering magnificent views of the surrounding

 4 bedrooms

 2 bathrooms

 190m<sup>2</sup> Build size

 630m<sup>2</sup> Plot size

 Swimming Pool