

## 2 bedroom Villa for sale in Oria, Almería

137,500€

Fabulous opportunity to purchase an attractive well priced detached property on a large plot, on the outskirts of Oria.

The villa is set within a huge plot with 2 separate areas which are fenced in, one side for the villa and the other is a perfect place to keep horses, with a large covered area, wash area, tack room and ample space for them to roam. It could also be used to create a beautiful garden or to have a vegetable patch, chickens or other livestock.


From the driveway you arrive at the front of the villa where there is a large fly free enclosure, ideal for al fresco dining. From here an arch leads to the front covered terrace which is also fully fly screened. The front door opens into the large living room with a log burner with an oven and hot & cold air conditioning. From the living room a door leads into the newly fitted kitchen with ample worktop space, large range cooker oven, washing machine and ample storage space.

From the living room you can access the rest of the rooms. Bedroom 1 is a well sized double bedroom. Bedroom 2, the master bedroom is a double room with hot & cold air conditioning and an en-suite shower room. The family bathroom has recently been refurbished with a walk-in shower, vanity unit and toilet. There is also a well sized storage room by the bathroom.

The property also benefits from license to have up to 5 horses which means you won't have to go through the trouble of doing it.

This property is located in the Rambla de Oria at a short walk from various bars and at a 2 minute drive from a large bar with a swimming pool. Albox is at a 15-20 minute drive from the property where you can find all the necessary

 View Video Tour

 107m<sup>2</sup> Build size

 2 bedrooms

 2,300m<sup>2</sup> Plot size

 2 bathrooms