

## 4 bedroom Villa for sale in Arboleas, Almería

299,950€

Villa Luxo - A real stand out from the crowd prestige villa perched in slightly elevated gardens with privacy and wonderful views within the Los Carrascos community of Arboleas. A recently decorated 4 bedroom, 2 bathroom villa within a fully walled and gated 1100 mtr. gardens, offering comfortable, private and low maintenance living. With private pool, Entertaining terraces, ample off street secure parking and much more.


Entering the property through the sliding Electric Gates (with integrated pedestrian access door), you find the fully shelved Garage offering ample storage space. It hosts the Oil Fired Condensing Boiler, operating the Central Heating System to the house. The heating system can be controlled via the internet, offering the opportunity to fire up the heating system even when out of town. It has an electric up and over door and also pedestrian access door. There is a large open area, suitable for off road parking.

Entering the house, you are greeted by a large, new, fully equipped modern Kitchen, with under and over additional cupboard lighting. There is AC, radiators and a ceiling fan. On the left hand side of the Kitchen, there is access to the 32m2 Conservatory, currently being used as a dining and a relaxing/chilling area. There is a door here which allows you access to the side courtyard. On the right hand side of the Kitchen, there is access into the 38m2 Lounge. There is a 15kw log burner, 3 radiators, 2 AC units and ceiling fans.

Off the Lounge is access to the Master Bedroom, with newly fitted wardrobes, radiator, AC and ceiling fan. Bedside sockets have USB connections. The new modern En-Suite Bathroom includes a radiator, a modern WHB, WC and has a walk in shower. Through the Lounge to the end, a door to the right leads to a 17.2m2 room currently being used as an office, easily used as the fourth bedroom. At the end of the Lounge, an archway leads into a small corridor with radiator. To the left of this corridor is another double Bedroom with AC, radiator, new built in wardrobes and power

 4 bedrooms

 2 bathrooms

 200m<sup>2</sup> Build size

 1,100m<sup>2</sup> Plot size

 Private Pool



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