

## 3 bedroom Villa for sale in Arboleas, Almería

274,950€





Villa Mosaic An Immaculate, beautifully appointed and stylish 3 bed, 2 bath villa within 963 mtr walled and gated gardens accessed via electric gates. With 10mtr. x 5mtr heated pool, large garage, wonderful arch fronted covered porch, solar power system, within walking distance of Arboleas centre in the desirable El Prado community.



The villa over a single floor affords approx 155 mtrs of living space. Via the wonderful arch fronted and shaded porch/relaxation area you enter the modern kitchen with ample cupboards and worktops, built in oven and microwave, gas hob and extractor. This leads into the good-sized lounge with lovely Spanish floor tiles, air conditioning unit and two ceiling fans. An attractive log burner for the winter months completes this lovely room. Double patio doors with fly screens lead to the outside terrace poolside.

To the left of the lounge is a double bedroom with fitted wardrobes and ceiling fan. A hallway leads to the family bathroom with bath, wc, bidet, sink with vanity unit, and mirror with lights. There is second double bedroom with fitted wardrobes and ceiling fan. At the bottom of the hallway is the master bedroom with fitted wardrobes, air conditioning unit and ceiling fan, and an en-suite bathroom with walk-in shower, wc, sink and mirror with lights. Double doors lead out to the terrace and poolside.

The property benefits from extensive solar power, making huge savings on bills, two routers for broadband – 1000meg and two log stores,

The 963 mtr gardens, designed with low maintenance in mind are accessed via electric gates, or pedestrian gate onto a sweeping driveway which in turn leads to a single garage with remote control door and side door entrance. Tucked discreetly behind this you have a secure dog run

 3 bedrooms  
 963m<sup>2</sup> Plot size

 2 bathrooms  
 Private Pool

 189m<sup>2</sup> Build size



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