

## 4 bedroom Villa for sale in Arboleas, Almería

224,950€



Exclusive to Calida Homes – Villa Almendras- Arboleas- A wonderful 4 bed 2 bath character villa with pool, large sun room, good sized store shed, ample off street parking, rambla front position, that's within walking of pretty town/amenities, peaceful, private, with wow factor views that you can put your own stamp upon and that is being sold fully furnished then do consider the beautiful villa Almendras.

Please take a look at the accompanying walk around video to appreciate location, presentation, layout and design,

Part of a very small crescent of villas, enjoys a sought after ramble front setting and is within 20 mins walk, on the level, from Arboleas town centre where you'll find many of the amenities required for day to day living ( with English spoken), a popular Saturday street market and a good number of bar/eateries.

Owner is first from construction and has used as the perfect holiday home - bolthole for many years but would be equally good as a full time property. Living space, over a single level, comprises of a cosy lounge - diner with lovely and top quality wood burning fire. Off one side of this you have a fully fitted kitchen with granite work tops and hard wood quality units which could easily be re sprayed to provide an affordable re vamp. Lockable door access off of this leads out to a hallway from which you have access to a double bedroom, good sized bathroom, a small 2nd living room/snug with additional wood burner and on into a covered porch with fly screens and pop out sliding doors that looks out over pool/views and provides a wonderful bug free and shaded seating/dining come relaxation area. The design of this section of the villa essentially provides what can be a self contained apartment. Off to other side of lounge you have arched access into a hallway of which you have a good sized family bathroom, two further double bedrooms and a single bedroom with bunk beds. All of these rooms have windows that look out over gardens and pool

 View Video Tour

 117m<sup>2</sup> Build size

 4 bedrooms

 484m<sup>2</sup> Plot size

 2 bathrooms

 Private Pool



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