

## 3 bedroom Villa for sale in Arboleas, Almería

224,950€



Villa Marlia – A spacious 3 bedroom 2 bathroom villa located in Limaria, Arboleas with large fly free enclosure area on a large secure walled plot of 932sqm with views of the surrounding mountains and countryside, room for a pool (subject to license), plenty of off street parking, lounge and separate dining room, kitchen and utility room, and a separate casita which could easily be converted into extra accommodation.

The villa is located within a 5 minute drive to Arboleas centre where you will find a modern medical centre, pharmacy, vet, school, hairdressers/barbers, banks, shops, small supermarket, weekly Saturday street market and a larger Saturday market at Los Llanos, community pool, tennis and padel courts, gym, bars, cafes, restaurants and a 10 minute drive to the larger market town of Albox with everything you need plus the larger supermarkets, English supermarkets, opticians, dentists, community swimming pool, etc. The Mediterranean coastal resorts of Mojacar Playa, Vera Playa and Garrucha are within 30 minutes drive. Almeria airport is an hour's drive, Murcia airport is an hour and 15 minutes and Alicante airport is a 2 hour drive.

To fully appreciate the design,layout, spec etc please take a look at the accompanying walk around video.

You enter the property through metal gated access onto the large gravelled outside space with plenty of off street parking, the gardens have a number of native plants and palm trees providing welcome shade in the Summer months. There is a separate casita that is currently used for storage but could easily be converted into extra accommodation or as an outside bar/kitchen. The property is fully walled and secure for any pets.

The spacious wrap around enclosure at the front of the property has plenty of seating- entertaining area has 2 entry doors one leading in to the front door and lounge and the other leading in to the utility room. The kitchen is full fitted

🎥 View Video Tour

🛏 3 bedrooms

🚿 2 bathrooms

🏠 144m<sup>2</sup> Build size

📏 932m<sup>2</sup> Plot size



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