

## 4 sovrum Villa till salu i Arboleas, Almería

249.000€



WELL PRESENTED SPACIOUS 4 BED 2 BATH VILLA WITH POOL, GARAGE AND FANTASTIC VIEWS LOCATED IN LOS CARRASCOS ONE OF THE MOST SOUGHT AFTER AREAS OF ARBOLEAS.

It is situated at the end of a quiet Cul de sac in a corner position with views out over the Rambla mountains and surrounding countryside.

The villa is within walking distance of a very nice local bar and restaurant, the village of Arboleas is also very close being only a few min drive away and a 20 minute walk.

The villa sits on a fully walled and gated plot of 634m. Access is through a gate leading onto a paved parking area and onto a 20m detached garage. There is also a separate storeroom which leads into the garage.


The garden area has been lovingly maintained and also provides a large tiled patio area which can accommodate loungers and seating for relaxing by the lovely 9x4 swimming pool. There is also an outside WC. There are fabulous views from the terrace.


The villa is a spacious 136m and the entrance is through double doors leading into a bright glazed terrace of 27m that has Moorish style arches and which runs all around the property. There is also access to the villa through double doors from the patio which leads into a large spacious living room with a feature fireplace and log burning fire . Off the lounge is a spacious open plan kitchen and dining room which also has access to the terrace.

The property has 4 very large bedrooms, the master with an en suite bathroom and a family bathroom serves the remainder of the bedrooms. All the bedrooms are also fitted with ceiling fans, there is hot and cold air conditioning throughout and flyscreens to all windows.

In terms of location Arboleas, it is popular because of its close proximity to the unspoiled Mediterranean beaches of Vera Playa, Mojacar, Garrucha etc which can be reached via excellent motorway connections in 20 to 30 minutes.

There are three airports within an easy commute, Almeria and Murcia one hour in each direction and Alicante less than 2 hours. There are several award winning golf courses in the area and golf societies that play weekly at courses

 4 sovrum  
 schools

 2 badrum  
 pool

shops  
 Air conditioning