

## 3 sovrum Villa till salu i Arboleas, Almería

245.000€



IMMACULATE 3 BED 2 BATH VILLA WITH VIEWS OF ARBOLEAS SITTING IN THE QUIET HAMLET OF LOS TORRES WITH COMPLETE PRIVACY

The villa sits on a quiet street in the popular hamlet of Los Torres with wonderful views to the rear and complete privacy. Los Torres is 7 minutes drive from the village of Arboleas and there is a traditional Spanish bar within a 10 minute walk. The village has all the amenities you require for day to day including two supermarkets, a medical centre, chemist, vets, post office, banks, dentist, small shops, pavement cafes, tapas bars and restaurants and a weekly street market on Saturdays. The golden beaches of the Mediterranean are within an easy 30 minute drive of the villa and there are three airports within an easy commute via excellent motorway networks, Almeria, Murcia and Alicante. The villa sits on a 640m plot with double gates leading to a covered carport plus a separate pedestrian gate which leads into beautifully landscaped but easy to maintain gardens with an abundance of Mediterranean trees, shrubs and plants. There are single gates to each side of the property which separate the front from the pool area to the rear. This area has a recently refurbished 8x4 swimming pool surrounded by a tiled terrace for soaking up the sun's rays and a covered terrace for alfresco dining. There are also beautiful gardens surrounding the pool area and to the sides with established local plants and fruit trees. The views from the pool area of the surrounding mountains are fabulous and the area is completely private. To the side of the villa is a large workshop/storeroom and off here and currently used as an additional storage is a room with plumbing for an outside toilet which could easily be re-installed. To this side of the villa is a lovely, shaded seating area covered by an established grapevine. The workshop could easily be converted to an outdoor kitchen and bar if required or utilised as is.

The villa has 105m of living space but feels much more spacious due to the builder's clever use of space. The front door opens into a hallway with access to two double guest bedrooms, a family bathroom and the master suite which has double access doors out to the sunroom and a private en suite shower room. All 3 bedrooms have fitted wardrobes, ceiling fans and hot and new cold air conditioning units. An archway from the hall leads into the lounge

 3 sovrum

 2 badrum



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