

## 3 sovrum Villa till salu i Arboleas, Almería

239.000€







FABULOUS 120M SINGLE STORY VILLA SET IN A PLOT OF 711M IN AN ELEVATED POSITION IN THE POPULAR AREA OF LA PERLA WITH COMPLETE PRIVACY AND FAR REACHING VIEWS.



Double entrance gates lead into a driveway to park several vehicles and on to a covered car port that could easily and inexpensively be converted into a garage if required . There is also a very useful storage casita. The gardens are laid to gravel for ease of maintenance with established orange and lemon trees. There is a covered pagoda from which to enjoy shade and relax taking in the fabulous views. The swimming pool is 8 x 4 m and has recently been completely refurbished- It is surrounded by a terrace for soaking up the sun's rays. To the front of the villa is a covered terrace perfect for alfresco dining and which has wide arches, again from which to enjoy the view.

From the covered terrace the front door opens into a central hallway. Off to the left a single access door leads to a newly fitted, modern kitchen with a breakfast table. Off here a single door leads out to a covered utility area. To the opposite side of the hallway double wooden doors lead into a good size lounge with double aspect windows making it light and airy. There is a traditional feature fireplace with a log burner insert. Opposite is a family bathroom then there are two double guest bedrooms and at the end of the hallway the master bedroom with an en suite bathroom with double sinks. There is brand new hot and cold air conditioning in the lounge and all 3 bedrooms and ceiling fans in the lounge and on the covered terrace. Mains electric, water, TV and internet are connected, there are fly screens on all windows and Rejas plus an alarm system. The villa is sold fully furnished and equipped so that you could move straight in and start living your Spanish dream or equally be rented out to generate an income with investment potential.

The property is offered for sale fully furnished and equipped at an excellent price for this much sought after location. The village and all its amenities including supermarket, medical centre, chemist, banks, vets, small shops, gym, pavement cafe and tapas bars can be reached within less than 15 minutes on foot and 3 minutes by car. The golden unspoiled beaches of the Mediterranean Vera Playa, Mojucar, Garrucha etc can be reached within 25 to 25 minutes

 3 sovrum  
 schools

 2 badrum  
 pool

 shops  
 Air conditioning