

## 2 sovrum Villa till salu i Arboleas, Almería



217.000€



SPACIOUS 2 BED 2 BATH VILLA WITH A POTENTIAL ANNEX IN ARBOLEAS WITH FABULOUS MOUNTAIN VIEWS AND COMPLETE PRIVACY. LOCATED IN ARBOLEAS IN THE PROVINCE OF ALMERIA



It is approximately a 30 minute walk to the village and all amenities but there are two bar restaurants and a small shop within a 10 minute walk. The villa sits within a 798m fully walled and private plot. There are double electric gates that lead into a large driveway with a double covered carport and sufficient space to park at least two further cars or a further car and a motor home. There is also a separate pedestrian entrance gate which leads to the side garden and to the front door. In the driveway is a store room/workshop of 36m with guttering which could quite easily and inexpensively be turned into a self contained annexe.

The plot is separated into 3 sections. The driveway with carport and workshop and from here double gates lead through to the pool area. There is a 7x4 swimming pool surrounded by a terrace for soaking up the sun's rays and which has a covered pagoda for shade. There is also a block built housing for the swimming pool pump. A single wrought iron gate then leads to the gardens. There is a large wooden pagoda from which to sit and take in the fabulous mountain views. A pathway leads down both sides of the villa with established easy maintenance gardens planted with local trees, cacti, fruit trees, shrubs and plants. To the side of the villa and leading out from the kitchen diner is a further covered seating area with a bbq for alfresco dining. To the rear is a further workshop/store room of 5m and a putting green for golfers. This area could of course quite easily be re-designed to meet your individual requirements, a children's play area, a market garden area are just a couple of examples. With this being a larger than average plot there are various seating and relaxing areas and of course the pool area being gated means it is perfectly safe for children.

The villa has 105m of living space which is spacious for a 2 bedroom property. You can enter via the front door which is accessed via the pedestrian gate and which leads into an entrance hall housing a brand new top of the range gas boiler. From here a traditional wooden stable door leads into an open plan lounge with a large log burning fire for the

 2 sovrum  
 pool

 2 badrum  
 Close to shops

 shops  
 Air conditioning