



# Almeria Homes



## **Villa Floral - AH-10381**

Villa for sale in Arboleas

€259,995 — £217,819

Type: Villa / Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 2

Floor area: 263 m<sup>2</sup>

Land area: 628 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Yes

Outstanding property

Great location

Walking distance to Arboleas

High quality build

Space for pool

Outstanding four bedroom villa for sale in an exclusive area, set in a well sized plot with space for a pool, within a 5-10 minute walk from the large town of Arboleas.

The property is set in a well sized low maintenance plot with landscaped gardens, brick built bbq area, ample off road parking, two large garages, huge covered porch ideal for al fresco dining, and plenty of space to fit a swimming pool or Jacuzzi.

Through the front door is a grand entrance hall with double wooden doors to the left leading into a large living / dining room with a feature fireplace housing a highly efficient wood burner. To the other side of the hallway is a large bright and airy fully fitted kitchen with granite worktops, separate dining area with a wood burner, hot & cold air conditioning, utility room and access into one of the garages. The hallway then leads to a guest double bedroom, family bathroom and a spacious en-suite master bedroom with a walk in wardrobe and hot & cold air conditioning.

The marble staircase then leads up to the first floor which comprises large bedroom with patio door out to a balcony and two storage rooms or a fourth bedroom and a storage room.

The property is located in one of the most popular areas of Arboleas, situated within a 5-10 minute walk of Arboleas, 5-10 minute drive from Albox and 35-45 minutes from the coast.