



# Almeria Homes



## **Villa Olive - AH-11750**

Villa for sale in Lubrin

€99,950 — £83,566

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 122 m<sup>2</sup>

Land area: 1.8 hectares

Water: Not connected

Electricity: Connected

Telephone: Possible to connect

This fine looking new 3 bedroom, 2 bathroom villa has been built to a high standard sitting on a large plot of nearly 18,000m<sup>2</sup> and located in a beautiful valley under 15 minutes from the market town of Lubrin and under 40 minutes from the coastal resorts of Mojacar and Garrucha.

This great villa has access from two directions, one slightly longer route to the town via a tarmac road or a shorter route via a well used dry river bed, a track leads up the villa which is shared with 3 other properties.

To the front of the property is parking for several vehicles, the front door leads into an open plan living/dining and kitchen area with feature corner fireplace. The kitchen has not yet been fitted but all services are there ready to connect. A corridor leads to 3 good sized double bedrooms, the master bedroom includes an en-suite and there is also a family bathroom. The bathrooms have not yet been fitted. The larger than average garage is accessed from the house lending itself to conversion into further living space if required.

There is a good amount of flat land around the property to create gardens and terrace areas. The bulk of the land includes a good mix of olive and almond trees many of which are planted on beautifully maintained levelled terraces.

This great property has a shared water deposit with an allocated and more than sufficient amount of water per week, electricity will need to be provided via a solar system which has not been fitted and not included in the price.