



# Almeria Homes



## **Villa Mirador - AH-12774**

Villa for sale in Oria

€179,995 — £151,412

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 153 m<sup>2</sup>

Land area: 3,940 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Lovely villa

Perfect location

Tranquil area

A lovely three bedroom villa set in a large private and elevated plot with stunning 360° views over the surrounding mountain ranges and two large garages for sale in the Oria area.

From the road a sliding wrought iron gate opens into the large plot which is ready to put your own stamp on it. The drive then leads to a large garage which has space to fit two cars or even a caravan. From here you get to the front of the villa where some steps lead onto a covered porch with outstanding views over the surrounding mountain ranges.

From the covered terrace the front door leads into a hallway with a large arch to the left opening into a large open plan living room with a kitchen to the right which has a breakfast bar, lovely granite worktops, fridge / freezer, pantry and integrated oven & hob.

The hallway then leads to the rest of the rooms, Bedroom 1 is a nice big room with fitted wardrobes. Bedroom 2 is a well sized room with fitted wardrobes. Bedroom 3, the master bedroom is a large double room with fitted wardrobes and an en-suite shower room. The guest bathroom comprises full sized bath, vanity unit and toilet.

From the covered terrace there is a door which opens into the integral garage where you can fit a car and there is also another kitchen with a corner open fireplace, this could also be used as a separate apartment if converted into this.

All of the rooms have lovely ceiling lights and pre-installation for a speaker system throughout the villa, mosquito nets, metal blinds and security rejas. There are high quality wooden fittings and fixtures throughout.

Situated within walking distance or a very short drive away from a lovely quiet village in the Oria area where you will find some tapas bars and a shop. The larger town of Oria is situated at a 20 minute drive.

All mains services are connected, and the property also benefits from internet connections at a very reasonable monthly price, and satellite television.