



# Almeria Homes



## **Villa Estacion - AH-13036**

Villa for sale in Tijola

€350,000 — £302,295

Type: Villa / Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 1

Floor area: 202 m<sup>2</sup>

Land area: 1,400 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Swimming pool

Large plot

Lovely area

Modern property

Stunning three / six bedroom villa with a 10 x 4 m swimming pool, low maintenance plot located at a very short drive from the town of Tijola.

From the street the large front door opens onto a lovely entrance hall with double sliding doors to the right which open into a large open plan living room with modern kitchen and log burner. The kitchen has been fitted to a very high standard with high quality units, silestone worktops, gas hob, ample storage space and a door out to a large utility area. The living room also has many doors out to a covered terrace overlooking the swimming pool.

To the left of the hallway is a door which opens into a small hall giving way to some of the bedrooms. Bedroom 1 is a well sized double room with a large walk-in wardrobe. Bedroom 2 & 3 are large double rooms with fitted wardrobes. There is also a guest bathroom with a large walk-in shower which is also accessible through bedroom 3 as an en-suite. There is also a large understair storage room accessible from the hallway.

From the hallway a staircase (which needs finishing) leads up to a very bright landing with two doors which open into a very large room which could be converted into either a second lounge or a large bedroom.

To the outside of the property is a large area which part of it is covered (ideal for seating), outdoor toilet, huge outdoor kitchen area with brick built BBQ, large workshop and a storage room. There is also a 10x4 m swimming pool.

This property has been fitted with top quality windows and doors throughout and all of the electrics have been changed.

The property is situated in a really tranquil area yet only 1km from the village of Cela where you will find an amazing natural spring which is open all year round and is always 23 degrees. The village of Cela also offers a supermarket, bars and restaurants. The large town of Tijola is only 1.5kms from the property and this is a large town offering all necessary amenities such as supermarkets, bars, restaurants, doctors, pharmacy, bakeries, butchers, clothes shops and more.