



# Almeria Homes



Spacious 3/4 bedroom corner townhouse on the outskirts of Arboleas village. The property measures 122m<sup>2</sup> over 2 floors with a private patio.

Arboleas is only a 5 minute walk away where you will find all necessary amenities including shops, bars, banks, pharmacy, etc, as well as a weekly street market every Saturday morning.

At the property, the front door opens into a lovely open plan living room & kitchen. The living area boasts an open fireplace and vented air conditioning, whilst the modern kitchen benefits from a separate pantry. Off the living room, there is a second sitting room (which could be used as an additional bedroom). This was originally the integral garage. Another sitting off the kitchen leads directly out to the patio area via patio doors. This garden is very private due to the high walls and the south-west facing orientation provides this space with plenty of sun. A separate utility room has also been created to offer additional storage space. The ground floor layout is completed by a separate cloakroom.

Upstairs, on the right is the very spacious master bedroom with en-suite bathroom with full bath and out to a large shaded terrace. Adjacent to the master bedroom is the main family bathroom with dual sinks and a walk-in shower which has been finished to an excellent standard. The hallway ends with 2 further double bedrooms, one of which has been converted into a dressing room.

## Duplex Naranjo - AH-13053

Duplex for sale in Arboleas

€132,500 — £111,542

Type: Duplex / Semi-Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 3

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

Land area: 30 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Lovely views

Close to amenities

Perfect location

Large terrace