



# Almeria Homes



## **Villa Peralta - AH-13150**

Villa for sale in Huercal-Overa

€169,950 — £144,050

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 3

Floor area: 200 m<sup>2</sup>

Land area: 1,882 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Lovely views

Tranquil area

Large property

This property is located 5 minutes from Taberno and 10 minutes from Huercal-Overa where all the main shops, supermarkets, chemist, schools, hospital, etc can be found. Albox is just a 15-20 minute drive, where there is also a big selection of shops, supermarkets, medical centre, etc. The coast and all the lovely beaches are only 45 minutes away.

Entrance gates open onto the front terrace and garden area. A few steps lead up to the porch and entrance door. A hall leads to the spacious bright and airy lounge. A door to the left leads to the large kitchen/dining room with a lovely fire place open fire place and there is also a utility room. A door from the kitchen gives access to the rear terrace which overlooks the garden. Back into the hall there are built in storage cupboards. From here there is access to the other rooms. There is a good size family shower room, a large guest bedroom with built in wardrobes and the master bedroom is also of good size with built in wardrobes and it also benefits from an en suite shower room.

Outside and to the rear of the property from the terrace a spiral stair case leads up to a lovely roof terrace where there is a separate annexe (third bedroom and bathroom). The annexe comprises of a spacious room, a dining area and a shower room. From the terrace there are fantastic views over the valley.

The under build is a huge room currently used as a garage. It's ideal for storage however could be converted into extra living space if required.

The land for the property is mainly flat with many different trees, plants and shrubs including Olives, lemon, pomegranate, grapes vines etc.

At the rear of the property there is an outbuilding previously used as to keep animals.

Most of the land for this property is Urban which licenses can be obtained to build or even put in a swimming pool. The house is connected to mains electric and water, it also has rights to 4 hours of agricultural water every 15 days.