



# Almeria Homes



## **Cortijo Juanita - AH-13273**

Country House for sale in Arboleas

€119,995 — £101,708

Type: Country House / Semi-Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 1

Floor area: 212 m<sup>2</sup>

Land area: 402 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: Negotiable

Large property

Lovely views

Roof terrace

Stroll from amenities

Short drive from Arboleas

Large semi detached four bedroom character property set in a beautiful location with fantastic views over the surrounding mountain ranges.

This lovely Spanish property is situated only a 2 minute walk (190 metres) from two popular bar-restaurants and a convenience store. The town of Arboleas is just a 5 minute drive (2.7kms) or a 30 minute walk where you will find all of the necessary amenities for a day to day life. The large market town of Albox is under a 10 minute drive away (6.9kms).

To the front of the property there is a large driveway / terrace laid with concrete which provides ample space for parking and space for seating areas. On the left there is a small garden planted with a fig tree and lemon tree. There is plenty of space to the front for seating areas and the views from here are stunning.

The front door opens into an entrance hall with a double bedroom on either side. The hall then leads through to a spacious and bright dining room. On the left of the dining room is a large double bedroom and on the right is a single bedroom. The dining room then gives way to a large lounge with a door directly ahead leading through to a small room which then gives way to a large shower room with a walk in shower and marble vanity unit.

From the lounge a door opens into an inner hall which provides access to the staircase on one side and on the other is access into a second living area with a feature fireplace. This space benefits from a private access as well as access to a large courtyard to the back of the property.

Off this room is a lovely fully fitted kitchen. There are two covered areas in the courtyard, two animal pens and a large store room. All of this space could be opened up to create a lovely outside area with an above ground pool, garden, BBQ area etc.

On the first floor there are two large rooms which could be converted into further living space. One of them has had a new roof installed and the other still has the original roof but it's in very good condition. Upstairs there is also access out to a roof terrace with fantastic views.