



# Almeria Homes



## Villa Georgia - AH-13409

Villa for sale in Albox

€159,990 — £132,480

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 270 m<sup>2</sup>

Land area: 729 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: No

Fantastic views

Space for above ground pool

Roof terrace

Low maintenance plot

Detached garage

Covered seating area

Plenty of parking space

Large three bedroom villa for sale in Almeria set in a 729m<sup>2</sup> low maintenance plot with lovely far reaching views, detached 34m<sup>2</sup> garage and space for an above ground pool.

This property is situated just a 3 minute drive or a 15 minute walk (1.3kms) from the village of Llano de los Olleres where you will find two bar-restaurants, bakery, small shop, pharmacy and a doctor's office. The larger market town of Albox is within a 9 minute drive (5.6kms) where you will find all of the necessary amenities for a day to day life.

As you arrive at the property a lovely entrance leads through to a large driveway laid to tarmac offering ample space to park several cars. The driveway leads to a parking area with a garage on the right as well as a shaded seating area or double car port. The garage is currently used for storage but there is enough space to park inside if necessary. To the front of the villa there is enough space to install an above ground pool if necessary and the parking could be changed so that you park by the entrance of the plot.

On the right side of the villa a staircase leads up to a small terrace with lovely views which gives way to a door opening into an unfinished room. From here a door opens to a roof terrace which gives way to a second unfinished room. On the roof terrace you also have access into a storage space. The two rooms could be used to create a self contained apartment on the first floor or to create further living space. The rooms are currently used for storage.

To the front of the villa a covered porch gives way to the front door which opens into a spacious and bright living-dining room with an area with sliding doors which open into what could be the kitchen (all of the installation is ready to install a kitchen). If you like open plan this would be ideal. The other option would be to use this to create an en-suite for the master bedroom by knocking through the master bedroom.

On the right of the living room a door opens into a large kitchen diner with an open fire, air conditioning and a door leading to the exterior. Off the kitchen is a pantry and family shower room.

The living room then gives way to the rest of the rooms. Bedroom 1, the master bedroom, is a nice big room with fitted wardrobes. Bedroom 2 is a larger than average double room. Bedroom 3 is a double with fitted wardrobes. The main bathroom comprises walk in shower, toilet and bidet (you would have to install a basin).

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