



Almeria Homes



Villa Plumas - AH-13541

Villa for sale in Arboleas

€199,000 — £165,578

Type: Villa / Detached

Condition: Resale

Bedrooms: 2

Bathrooms: 2

Floor area: 120 m²

Land area: 628 m²

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

8x4m swimming pool

Fantastic views

Low maintenance gardens

Sun room

Tastefully decorated

Lovely location

10m² store room

This well-priced villa in the Arboleas area offers comfortable living with two bedrooms and two bathrooms. The property features a floor area of 120 m² including a 10m² store room on a 628 m² plot, catering to those who seek a relaxed Spanish lifestyle.

The villa is equipped with all essential amenities, with water, electricity, and telephone connections. The low-maintenance plot is a key highlight, featuring mature and well-kept gardens. The large driveway, laid to gravel, provides ample space for several cars.

The private 8x4m pool, only four years old, stands as the centre piece of a spacious and private pool area. Enjoy lovely views, well-maintained gardens, and a tiled terrace with space for sunbathing. The courtyard, with a jungle vibe, adds a unique touch, offering a private space for meditation or relaxation. There's also a convenient 10m² store room/shed by the pool area.

Inside, the villa welcomes you with a bright entrance hall that provides access to a utility room housing the washing machine and boiler. The living-dining room is spacious and bright, featuring two hot & cold air conditioning units, two ceiling fans and a feature fireplace housing a gas fire. Two sets of doors open to the pool area from the living room, seamlessly connecting indoor and outdoor living.

The fully fitted kitchen is large and bright, equipped with lovely units, a gas hob, electric oven, ceiling fan, extractor and a fridge-freezer. The kitchen has a door into the hallway and an archway into the living room.

Bedroom 1 is a larger-than-average double or twin room with a ceiling fan, hot & cold air conditioning, fitted wardrobes and an en-suite shower room. Bedroom 2 is a spacious and bright double with fitted wardrobes, ceiling fan, hot & cold air conditioning and access to a beautiful sun room with doors leading out to the pool area. The guest shower room comprises basin, toilet and shower.

Additional features include a 6,000L backup water deposit and an osmosis water system, enhancing the practicality of the property.

The villa is conveniently located, being a 15-minute walk or 2-minute drive (1km) from a bar-restaurant, a 5-minute drive (2.9kms) from another bar-restaurant, a 7-minute drive (4.8kms) from the town of Arboleas, and a 17-minute drive (12.4kms) from Albox town. Coastal resorts are within 35-45 minutes, and the property is just over an hour from two airports. This villa offers a comfortable and convenient retreat in the Spanish countryside.

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