



# Almeria Homes



## Villa Langosta - AH-13719

Villa for sale in Arboleas

€299,950 — £252,897

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 230 m<sup>2</sup>

Land area: 1,100 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: Part Furnished

Double garage

Swimming pool

Solar power

Fully refurbished

Modern bathrooms

Modern kitchen

Low maintenance

Great views

Roof terrace

Hot tub

Welcome to this stunning 3-bedroom villa, elegantly refurbished and nestled in the sought-after area of Los Carrascos, Arboleas. Packed with high quality features, this property promises the epitome of comfortable living in Spain.

As you enter through the electric sliding gate, you're greeted by an expansive imprinted concrete driveway leading to a double garage with an electric door, offering ample parking and storage space. The large imprinted concrete driveway offers ample space to park several cars. Adjacent to the driveway, you'll find a log store and a casita housing the pump to the backup water deposit. The driveway also give access to a tiled terrace boasting a retractable awning for shaded seating.

On the right of the villa a pathway leads through a low-maintenance garden adorned with marble chippings, palms, and fruit trees. The pathway leads down to the lower garden area, landscaped and stone-paved, providing further seating space. Step onto the large raised terrace with balustrades and retractable awnings, offering breathtaking views of the mountains and pool area, or ascend to the roof-top solarium for panoramic vistas.

A tiled terrace on the side of the villa features a pergola and a 3-seater sport version hot tub, ideal for outdoor relaxation. The private pool area boasts an 8x4m pool and a spacious sun terrace, complete with an outdoor shower.

Indoors, the villa boasts a recently upgraded, high-quality kitchen with granite worktops, top-of-the-line appliances, and access to a sunroom/second lounge. The main lounge exudes comfort with hot & cold air conditioning, a high-quality wood burner, 2 ceiling fans and access to a room which was used as an office.

The master bedroom is a haven of comfort, featuring hot & cold air conditioning, fitted wardrobes, and a modern en-suite shower room. Two additional guest bedrooms offer ample space, fitted wardrobes, hot & cold air conditioning and access to the terrace and pool area.

Equipped with newly-fitted air-conditioning, oil-fired central heating, a 6 kw solar electricity system, and an alarm system, this villa ensures comfort, efficiency, and security, all presented to an impeccable standard.

Conveniently located just a 1 minute drive or 5 minute walk (350 meters) from a bar-restaurant, a 4 minute drive or 30 minute walk (2.3 kms) from Arboleas village, and within easy reach of coastal resorts and the nearest airport, this villa offers an idyllic retreat in the heart of Arboleas.

[info@almeriahomes.com](mailto:info@almeriahomes.com)

+34 950 930 259

<https://almeriahomes.com/13719>

Almeria Homes: Avenida América, 20 - Albox 04800