



# Almeria Homes



## Villa Misha - AH-13724

Villa for sale in Albox

€269,995 — £225,945

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 3

Floor area: 181 m<sup>2</sup>

Land area: 3,221 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: Negotiable

Impressive views

Double car port

Roof terrace

Mature gardens

Fruit trees

Tennis court

10x5m pool

Private location

Sun sails over the pool

Exclusively presented by Almeria Homes - Nestled in the tranquil surroundings of Albox, this charming villa presents an idyllic retreat for those seeking peace and privacy.

Boasting panoramic mountain views, this property sits on a generous plot of approx. 3,221 square meters, enveloped by lush mature gardens adorned with palms, native flora, and an array of fruit trees including apple, olive, almond, pomegranate, fig, orange, and lemon.

Inside, the villa exudes elegance and comfort, featuring a bright fully fitted kitchen with granite worktops, a separate dining room, and a spacious lounge with pre-installation for air conditioning and a feature fireplace housing a gas fire. The master bedroom boasts fitted wardrobes, pre-installation for air conditioning and an en-suite shower room, while two additional guest bedrooms offer ample space and comfort. All of the bedrooms benefit from ceiling fans.

Step outside and discover a wealth of outdoor amenities, including a spacious double carport providing shade for two large vehicles, a mini tennis court or badminton court, and a stunning 10x5m swimming pool. The pool area benefits from high quality sun sails, which can be taken down when required, providing shade over approximately half of the pool. The pool area features a tiled terrace for sunbathing, roman end steps, and integrated LED lighting for evening ambiance. A gravel seating area surrounds the pool, perfect for alfresco gatherings.

Entertain in style on the large partly covered L-shaped terrace, ideal for outdoor dining, or retreat to the private terrace with arched windows and integrated LED lighting for intimate gatherings. For added convenience, a storage room / workshop and an outside shower room are available, perfect for poolside parties or accommodating guests. There is a stunning solarium boasting impressive panoramic views, and ample space for seating and sun bathing.

High-quality features including cavity wall insulation, double glazed windows, insect screens, wrought iron rejas and high quality wooden features ensure comfort and durability.

Located just a 5-7 minute drive (3.7kms) from the vibrant market town of Albox, residents enjoy easy access to essential amenities, including Aldi and Lidl supermarkets. Coastal resorts are within a convenient 35-40 minute drive, while the nearest airport is just over an hour away, offering effortless travel connections for residents.

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