



# Almeria Homes



## Villa Silencio - AH-13757

Villa for sale in Oria

€141,995 — £122,627

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 1

Floor area: 104 m<sup>2</sup>

Land area: 1,462 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: Negotiable

Very well priced

8x4m swimming pool

Private location

Impressive views

Roof terrace

Close to a bar

Large driveway

Mature gardens

Reduced from 154,995 Euros !! Exclusively presented by Almeria Homes, this charming three-bedroom detached villa offers a fantastic opportunity for those seeking a serene and picturesque home in Spain. Now at just 143,995 Euros, this property is a VERY WELL PRICED VILLA in a lovely position with stunning views and numerous desirable features.

The villa spans approx. 104 m<sup>2</sup> and is situated on a generous approx. 1,462 m<sup>2</sup> plot. It boasts a large private pool area with an 8x4m swimming pool, surrounded by ample space for seating and sunbathing. The built-in feature bench and impressive views make this a perfect spot for relaxation. The pool will require some refurbishment work, including replacing some of the tiles and regrouting.

The large driveway offers ample parking space, and a tiled patio on the side of the villa provides additional seating space with great views. By the driveway there are lovely mature gardens planted with native plants and fruit trees. The remainder of the land extends beyond the pool area, providing an opportunity for further landscaping. There is also a storage room/workshop and a storage area on the side of the villa.

A large roof terrace offers further seating and impressive views, perfect for entertaining or simply enjoying the tranquil surroundings. Inside, the villa features a spacious fully fitted kitchen diner with doors leading to the pool area. The living-dining room is bright and airy, featuring a decorative fireplace that can easily accommodate a wood burner or pellet burner.

The main bedroom is a large, bright double room with views over the pool area. The guest bathroom includes a full-size bath with an overhead shower, basin, and toilet. The second bedroom is a large double or twin room, while the third bedroom is a single or small double with storage space.

Located just a 3-minute drive or 30-minute walk (1.9kms) from a bar-restaurant, this villa is also conveniently situated 10 minutes (9.6kms) from the town of Oria and 10-15 minutes (10.6kms) from the large market town of Albox. The coastal resorts are within a 45-50 minute drive, and the closest airport is 1 hour and 20 minutes away.

This is a very well-priced bargain property for sale in Almeria, with viewings highly recommended. The vendors are open to offers, and the furniture is negotiable. Don't miss this opportunity to own a beautiful villa in a prime location.

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