



Almeria Homes



Villa Breeze - AH-13774

Villa for sale in Arboleas

€199,950 — £166,368

Type: Villa / Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 2

Floor area: 155 m²

Land area: 900 m²

Private pool

Water: Connected

Electricity: Connected

Telephone: No

Furnished: Negotiable

Unique villa

Swimming pool

Large plot

Great views

Store room

Electric gate

Mature gardens

Exclusively presented by Almeria Homes - Situated in the charming Arboleas area, this unique detached villa offers an exceptional blend of style, comfort, and privacy. Boasting 3 / 4 bedrooms and two bathrooms, this beautiful property stands out with its distinctive design and a larger-than-average plot.

Upon entering, you'll be greeted by a spacious entrance hall leading to all rooms. The villa features a generously sized living-dining room with hot and cold air conditioning, a feature fireplace, doors opening to the pool area, and elegant covings. Adjacent is a separate turret dining room, adding a touch of character to your dining experience. The high-quality fully fitted kitchen comes with granite worktops and a utility room, perfect for modern living.

The master bedroom is bright and spacious, complete with fitted wardrobes, hot and cold air conditioning, access to the pool area, and an en-suite bathroom. Two additional guest bedrooms are also large and bright, featuring fitted wardrobes and air conditioning. The fourth bedroom, located off the large roof terrace, can serve as a bedroom or office or games room and enjoys turret-style architecture.

Outside, the villa offers a very private pool area with an 8x4m pool, ample seating around the pool, and a gazebo providing shaded seating. The low-maintenance garden surrounding the pool area is mature and well-kept. A turret-style storage room by the pool area includes shelving for convenience. The large roof terrace and pool area offer breathtaking views over the surrounding mountain ranges.

The property also includes a large driveway with ample parking space, an electric gate at the entrance, and a pedestrian gate for easy access. Its location is superb, just a 2-minute drive or a 13-minute walk (900 meters) from a nearby bar-restaurant, and a 5-6 minute drive (4.8kms) from Arboleas town, where all amenities are available. Coastal resorts are within a 35-45 minute drive, and the nearest airport is approximately an hour away.

This villa is offered with negotiable furnishings and is connected to both water, electric and internet. It provides a rare opportunity to own a distinctive home in a desirable location, offering both comfort and convenience.

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