



# Almeria Homes



## **Villa Mika - AH-13892**

Villa for sale in Arboleas

€249,950 — £214,640

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 135 m<sup>2</sup>

Land area: 630 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Prime position

Stroll from town

Private pool

Mature gardens

Off road parking

Almeria Homes is proud to present this delightful 3 bed, 3 bath villa, with an 8m x 4m private pool and beautiful conservatory. It is in a perfect position in popular Arboleas, and within walking distance of the village, with all of the amenities it has to offer.

Enter the property through the front door into an attractive hallway, with rooms leading off. To the right is the spacious master bedroom, with double fitted wardrobes, and a spacious en-suite with bath and overhead shower, wc, sink and bidet. The second bedroom with fitted wardrobes, also has an en-suite with large walk in shower, wc and sink. There are double doors which lead into the conservatory. The third bedroom also has fitted wardrobes. All bedrooms have air conditioning and a ceiling fan. There is also a family bathroom with large walk in shower, wc and sink.

The spacious lounge/dining room with air conditioning, has a feature fireplace and beautiful log burner, perfect for those cosy winter evenings. Double glass doors lead out to the stunning, light and bright conservatory, with fully opening glass sliding doors with fly screens, bringing the outside in. These doors lead onto poolside, giving lovely views whilst relaxing.

From the lounge, a door leads into the fully fitted kitchen, with ample cupboards and worktops, double sink, built in oven and microwave, electric hob with extractor fan, double fridge/freezer, and that much sought-after central island. A fabulous space to try out those new recipes. A utility room provides extra space for washing, storage, etc, and leads out the back door to the outside.

The outside space, with several fruit trees and pretty plants and shrubs, is large with plenty of areas to sit and enjoy outdoor living and alfresco dining. There is a lovely 8m x 4m pool, a barbeque, a large store, and a log store to the side of the property. There is ample space for parking at the front of the property through the main gate.

The property is only a few minutes' drive or walk into the village of Arboleas, with all its' day to day amenities, including, chemist, supermarket, newsagent, banks, medical centre etc. and its' popular Saturday street market. The larger towns of Albox and Huercal Overa are 15/20 mins drive and have the larger stores and retail shops.

The area is served well by 3 main airports, Almeria, Corvera Murcia and Alicante, all easily accessed by the E15/AP7 Motorway connection. The beaches and coast lines are also approximately a 30 minute easy drive away.