



Almeria Homes



Villa Ralph - AH-13893

Villa for sale in Arboleas

€259,950 — £223,227

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 130 m²

Land area: 680 m²

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Roof terrace

Stroll from 2 bars

Private pool

Off road parking

Low maintenance

Almeria Homes are delighted to present to you this spacious 3 bed, 2 bath villa with pool, in Los Llanos, Arboleas.

Double gates lead into the front garden, laid to gravel for easy maintenance and creates parking for several vehicles. A gate to each side of the villa, leads round to the back where the pool is situated. Trees and shrubs at the front make this a pretty area. There is a front porch with a terrace, which is a perfect spot in the shade to enjoy a cool drink and admire the mountain views.

Steps lead up to a good size roof terrace, and from here the views are wonderful. The back garden and pool area is designed for easy maintenance with artificial grass and gravel areas, with some established trees and shrubs. There is a large sun terrace for relaxing, and a very inviting 9m x 4m pool with outside shower. There are two storage cupboards and another terrace with retractable canopy.

Through the front door, you enter a hallway and a door leads out to the fly-screened conservatory with ceiling fan, and the boiler is here. This is a fabulous area for enjoying a bit of shade and breeze in the hot summer, whilst still enjoying an outdoor lifestyle. There is a door here into the kitchen.

From the hallway, an archway leads into the large lounge with air conditioning and ceiling fan for the Summer months and a pellet burner for the cooler months. This room will easily accommodate a dining table and chairs. Another archway leads into the kitchen with ample cupboards and worktops, double sink and electric oven with gas hob and extractor.

There is good sized family bathroom, two double size bedrooms with built-in wardrobes, air conditioning and ceiling fan, and a lovely master bedroom with the same facilities, plus an en-suite with walk-in shower.