



# Almeria Homes



## **Villa Benji - AH-13898**

Villa for sale in Arboleas

€219,000 — £184,223

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 120 m<sup>2</sup>

Land area: 650 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: No

Air conditioning

Great location

Private terrace

Modern floors

Modern kitchen

Modern bathrooms

Almeria Homes are pleased to offer this recently renovated 3-bedroom, 2-bathroom villa with a casita, located in the sought-after area of El Prado, Arboleas. Situated just a short drive from Arboleas village with all its amenities, and only 30 minutes from the coast, this property offers both convenience and comfort in a peaceful setting.

The villa is accessed through either a sliding double gate or a pedestrian gate, leading to a gravelled driveway with ample parking for several vehicles, including space for a motorhome. The low-maintenance gardens are a mix of artificial grass and gravel, making upkeep simple and stress-free. The front terrace is covered, providing much-needed shade during the warmer months. The outdoor space also includes a 6m x 3m pool and a brick-built barbecue, perfect for enjoying the summer weather. The entire area is walled for privacy, and there is a separate outdoor bathroom complete with a WC, sink, and walk-in shower, making it convenient for those spending time outdoors.

Around the side of the villa, a further terrace and gravelled garden area offer additional space for al fresco dining and entertaining. A path leads to the casita, which could easily be converted into a fourth bedroom or used as additional storage or guest accommodation.

The charming wooden front door opens into a spacious lounge, with patio doors leading out to the pool area. The lounge is equipped with air conditioning for the hot summer months and a pellet burner for the colder winter evenings. To the right, a door leads to the newly refurbished, modern kitchen, fitted with stylish new appliances. An archway from the kitchen leads into a handy utility room, where the new boiler is also housed.

Off the lounge are two double bedrooms, one with fitted wardrobes. The master bedroom benefits from air conditioning, fitted wardrobes, and a modern en-suite bathroom. A good-sized family bathroom serves the rest of the home.

The property has recently been repainted inside and features attractive flooring throughout. All windows and doors are fitted with rejas for added security and peace of mind.

This villa, with its newly renovated features and fantastic outdoor spaces, offers an ideal opportunity for those looking for a move-in-ready home in a popular part of Arboleas.