



Almeria Homes



Villa Prudie - AH-13919

Villa for sale in Arboleas

€228,000 — £194,142

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 120 m²

Land area: 711 m²

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Lovely views

Private pool

Elevated position

Very good location

Mature gardens

We are pleased to offer this well-presented 120m² single-storey villa, set on a fully walled plot of 711m² in the highly sought-after La Perla area. Positioned in an elevated location, the villa enjoys complete privacy and fantastic far-reaching views. The property is accessed via double entrance gates leading to a spacious driveway with ample room for several vehicles. The driveway continues to a covered carport, which could easily be converted into a garage if desired. Additionally, there is a handy storage casita for further convenience.

The gardens are low-maintenance, laid to gravel, and feature established orange and lemon trees, offering a pleasant, Mediterranean feel. A covered pagoda provides a shaded area to relax and enjoy the stunning views. The 8x4m swimming pool has recently been fully refurbished and is surrounded by a spacious terrace, ideal for soaking up the sun. To the front of the villa, a covered terrace with wide arches provides a perfect spot for al fresco dining while taking in the views.

Inside, the villa is accessed via the front door, leading into a central hallway. To the left, a door opens into a newly fitted, modern kitchen with a breakfast table, and a further door provides access to a covered utility area. On the opposite side of the hallway, double wooden doors lead into a bright and airy lounge with double aspect windows, ensuring plenty of natural light. The lounge features a traditional fireplace with a log burner insert, creating a cosy atmosphere. Adjacent to the lounge is the family bathroom, followed by two double guest bedrooms. At the end of the hallway, the master bedroom offers an en suite bathroom with double sinks.

The villa is equipped with brand new hot and cold air conditioning in the lounge and all three bedrooms, as well as ceiling fans in the lounge and on the covered terrace. The property also benefits from mains electric, water, TV, and internet connections, along with fly screens on all windows, Rejas, and an alarm system for added security.

Sold fully furnished and equipped, this villa offers the perfect opportunity to move straight in and start enjoying your Spanish lifestyle, or it could be rented out to generate an income, providing excellent investment potential.

Located just a 15-minute walk or 3-minute drive from the village of Arboleas, the villa is within easy reach of all essential amenities, including supermarkets, a medical centre, chemist, banks, small shops, a gym, pavement cafés, and tapas bars. The unspoiled Mediterranean beaches of Vera Playa, Mojacar, and Garrucha are just 25 to 35 minutes away, and with three airports – Almeria, Murcia, and Alicante – within easy reach via nearby motorway connections, this property offers an ideal location for both full-time living and holidaying.

Offered at an excellent price, this villa is an opportunity not to be missed.