



# Almeria Homes



## **Villa Nemo - AH-13920**

Villa for sale in Zurgena

€210,000 — £174,506

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 102 m<sup>2</sup>

Land area: 505 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Lovely mountain views

1.2kms from Zurgena town

Private pool area

Insect free enclosures

Roof terrace

Low maintenance garden

Car port

We're pleased to present this charming 3-bedroom, 2-bathroom detached villa in the Zurgena area. Ideally situated just a 2-3 minute drive or a 15-minute walk (1.2km) from Zurgena town, with easy access to local bars, shops, and amenities. La Alfoquia is only a few minutes further, while the beautiful coastal resorts are just a 25-30 minute drive away via the new motorway link.

Set on a manageable approx. 505m<sup>2</sup> plot, this villa offers a wonderful blend of privacy and convenience. The property includes a private 5x3m pool with a fly-free enclosure, artificial grass, and ample seating space for relaxing or entertaining. The garden is designed for low maintenance with olive and fruit trees, native plants, and charming features throughout. A large gravelled driveway provides ample parking, along with a covered carport and additional street parking if needed. Located at the end of a cul-de-sac, the villa enjoys a peaceful setting with no through traffic.

The home itself spans approx. 102m<sup>2</sup>, with a bright and spacious living-dining area that features a top-quality 10kw pellet burner, two sets of patio doors, electric radiators, and air conditioning. The modern kitchen is fully fitted with quality appliances and has direct access to the insect-free enclosure, providing an ideal indoor-outdoor flow.

The master bedroom is light-filled and offers direct access to the pool area, along with fitted wardrobes, modern air conditioning, a remote-controlled ceiling fan, and a contemporary en-suite shower room with a walk-in shower. The second bedroom is spacious and bright, also featuring fitted wardrobes, an electric radiator, and access to the insect-free terrace. The third bedroom, currently used as a workroom, is well-sized and includes fitted wardrobes. There's also a bright guest bathroom with a stylish basin and shower.

Additional features include a roof terrace with stunning views, a metal garden shed for storage, and a large, insect-free covered terrace ideal for outdoor dining and entertaining.

This well-priced property is move-in ready and perfect for those looking for a low-maintenance, private villa with excellent access to nearby towns and the coast. Furniture is negotiable, making it even easier to settle into your new Spanish lifestyle.

Given its price, features, and location, this property is expected to sell quickly. Don't miss out - arrange a viewing today!