



# Almeria Homes



## **Villa Soleil - AH-13941**

Villa for sale in Almanzora

€189,999 — £157,505

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 121 m<sup>2</sup>

Land area: 1,258 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Beautiful mature gardens

Fantastic mountain views

Roof terrace

Covered seating areas

Private pool area

Large driveway

Lemon tree orchard

Close to amenities

Situated within easy reach of the town of Almanzora, within the picturesque province of Almeria, this stunning detached 3-bedroom villa offers a perfect blend of tranquillity and convenience. Boasting a generous land area of 1258 m<sup>2</sup>, this property features beautifully landscaped mature gardens, complemented by breathtaking mountain views.

Ideal for families, retirees, or those seeking exclusive living, this villa comes with special features including a private pool area with a heated above-ground pool surrounded by artificial grass and wooden decking. A delightful lemon tree orchard adds to the charm of the property, along with covered seating areas, a BBQ area, and multiple pergolas for outdoor relaxation. The large driveway laid to gravel provides ample parking space.

Just a 3-4 minute drive or 25-30 minute walk (2kms) from Almanzora town and its amenities such as supermarkets, bars, restaurants, pharmacy & more. This villa also offers easy access to nearby towns like Cantoria (4 minute drive - 2.5kms) and Albox (10 minute drive - 7.8kms) for additional shopping options.

Upon entering the villa through traditional wooden doors, you are welcomed into an open plan living space featuring a central natural stone clad fireplace with a high quality pellet burner. The kitchen boasts solid wood storage cabinets and built-in appliances adding to its authentic appeal.

The three well-proportioned double bedrooms exude contemporary style while offering comfort and functionality. The master bedroom includes an en-suite bathroom with a full-sized bath tub for added luxury. A family shower room recently renovated enhances the modern feel of the property.

Additional amenities include newly fitted hot & cold air conditioning units throughout the villa. Furthermore, 14 solar panels on the roof run on a 6KW system managed via mobile application ensuring energy efficiency and cost savings.

Don't miss out on this exceptional opportunity to own a piece of paradise in Almeria - schedule your viewing today and step into Mediterranean living at its finest.

[info@almeriahomes.com](mailto:info@almeriahomes.com)

+34 950 930 259

<https://almeriahomes.com/13941>

Almeria Homes: Avenida América, 20 - Albox 04800