



# Almeria Homes



## **Villa Coral - AH-14120**

Villa for sale in Arboleas

€234,995 — £200,474

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 103 m<sup>2</sup>

Land area: 616 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Lakes Vega build

Swimming pool

Ample parking

Low maintenance

Impressive views

Peaceful location

Close to a bar

Exclusively presented by Almeria Homes - The property boasts 3 bedrooms and 2 bathrooms, making it an ideal home for families or individuals looking to enjoy the Spanish sunshine.

Built by Lakes Vega, one of the area's most renowned developers, this villa exudes quality and attention to detail. Lakes Vega builds include cavity wall insulation, high quality wooden fittings, covings in all rooms etc. Spread across a generous plot of approx. 616 square meters, the property features a spacious floor area of approx. 103 square meters, providing ample space for comfortable living.

Nestled in a private cul de sac with no through road or traffic, residents can relish in the serene surroundings and uninterrupted views of the breath-taking mountains that stretch beyond. The exterior of the property is equally impressive, featuring a beautiful 8x4m swimming pool surrounded by a large natural gravel area perfect for basking in the sun. A covered terrace by the pool offers shaded seating with stunning vistas of the landscape.

Greeted by an entrance hall leading to all rooms, the interior is bright and welcoming. A spacious living-dining room benefits from spotlights in the ceiling, fan assisted wood burner, doors to the pool area and hot & cold air conditioning.

The villa includes a large fully fitted kitchen with granite worktops and doors opening to the pool area, making it convenient for al fresco dining. The master bedroom is generously proportioned and benefits from patio doors, ceiling fan, air conditioning, fitted wardrobes, and an en-suite shower room. Two additional bedrooms offer ample space along with fitted wardrobes, ceiling fans, and pre-installation for air conditioning. The main bathroom benefits from a full size bath with over head shower.

Outside, there are low maintenance garden areas surrounding the property complemented by two driveways with double wrought iron gates providing ample parking space. An added bonus is the storage shed/workshop at the rear of the villa along with a log store for extra convenience.

Conveniently located just a short 5 minute walk (400 meters) from a bar-restaurant and only a 5-7 minute drive (4.6kms) from Albox town offering further amenities, this villa combines tranquillity with accessibility. For those seeking a well-appointed home in an idyllic Spanish setting where quality meets comfort - this distinguished property ticks all boxes.