



# Almeria Homes



## Villa Azure - AH-14121

Villa for sale in Oria

€145,000 — £124,516

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 211 m<sup>2</sup>

Land area: 2,349 m<sup>2</sup>

Space for pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Very large villa

Flat plot

Space for pool

Roof terrace

Outstanding views

Integral garage

Exclusively presented by Almeria Homes - Nestled in the serene province of Almeria this exquisite villa presents a rare opportunity for those seeking tranquillity and space in sunny Spain. Boasting a generous plot of approx. 2,349 m<sup>2</sup>, this detached property exudes comfort and style over a substantial approx. 211 m<sup>2</sup> floor space.

The very essence of spaciousness, this villa offers three bedrooms and two bathrooms spread across an impressive 200m<sup>2</sup> plus layout. Situated in a peaceful location, the property treats residents to breathtaking panoramic views of the distant mountains, providing a picturesque backdrop for daily living.

Step into the large plot surrounding the villa and discover ample space for personalisation - envision lazy days by an above-ground pool or al fresco dining under the shaded pergola at the front of the property. To the rear of the villa you'll find an insect free enclosure providing seating and dining space.

An added advantage comes in the form of a large roof terrace offering unrivalled views, along with two convenient sheds for storage needs. Practical amenities include an integral garage with room for both parking and storage; within it lies a versatile office or workshop space. The property is equipped with gas central heating sourced from a substantial 1,000-litre tank which fuels both hot water supply and central heating systems.

Indoors, the villa features a spacious living-dining room adorned with radiators and ceiling fans, ensuring comfort in all seasons. A separate dining room offers additional entertaining space while the expansive fully fitted kitchen beckons with granite worktops and access to the enclosed area - perfect for morning coffees immersed in nature.

Sleep is sure to be restful in any of the generously sized bedrooms, each equipped with ceiling fans for added comfort. The master bedroom boasts an en-suite shower room, bedroom two is a huge double and bedroom three doubles as an office or guest room. A well-appointed guest bathroom completes this functional living space.

Conveniently located just a 2-3 minute drive (1.2kms) from a bar-restaurant, 10 minute drive (8.6kms) from the town of Oria and just a 15 minute drive (11kms) from the large market town of Albox. Access to the property is mainly all tarmac except for a final stretch of maintained dirt track (750 meters).

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