



# Almeria Homes



## **Villa Bellaire - AH-14135**

Villa for sale in Arboleas

€234,000 — £195,051

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 145 m<sup>2</sup>

Land area: 633 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Yes

Fantastic mountain views

Private pool area

Large covered porch

Nice bbq area

18m<sup>2</sup> outbuilding

Established garden

Situated in a peaceful location, this well-maintained villa offers a wonderful blend of comfort, privacy, and stunning views. Set on a fully walled and gated approx. 633 m<sup>2</sup> plot, the property provides a private retreat while still being just a 5 minute drive from a bar-restaurant & a 10-12 minute drive from the villages of Arboleas & Albox. With spacious interiors and beautifully designed outdoor areas, this home is perfect for those looking to enjoy a relaxed lifestyle in the Spanish countryside.

Stepping inside, the villa boasts a bright and spacious lounge and dining area, featuring an enclosed fireplace that provides warmth and ambience on cooler evenings. The fully fitted kitchen offers plenty of storage and worktop space, along with a convenient pantry for additional storage. The home has three well-proportioned bedrooms, including a master with an en-suite bathroom, and a second bathroom serving the rest of the property, making it both practical and comfortable for everyday living.

Outside, the villa has been designed with outdoor living in mind. A large, covered porch provides the perfect space to relax while overlooking the inviting pool. A second open seating area offers another spot to enjoy the peaceful surroundings, while a dedicated BBQ area makes entertaining effortless. The gardens are well-established and easy to maintain, adding to the overall charm of the property. There is ample parking space at the entrance, and an 18 m<sup>2</sup> outbuilding that could easily be converted into a small garage or used for storage. If additional space is needed, there is plenty of room to build a larger garage.

The property is fully connected to mains water, electricity, and internet, and also benefits from a 3000-litre water storage tank. It is being sold furnished and is ready for immediate occupancy. While air conditioning is not currently installed, this can be easily added if desired.

Located just a short drive from the village, with the coast and several golf resorts around 35 minutes away, this villa offers the perfect balance between tranquillity and convenience. With its excellent condition, spacious layout, and inviting outdoor spaces, it provides a fantastic opportunity to enjoy the best of country living in southern Spain.

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