



# Almeria Homes



## **Villa Brillante - AH-14170**

Villa for sale in Cantoria

€169,995 — £143,107

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 1

Floor area: 156 m<sup>2</sup>

Land area: 327 m<sup>2</sup>

Communal pool

Water: Connected

Electricity: Connected

Telephone: Yes

Villa in the centre of town

Stroll from amenities

Shared swimming pool

Low maintenance garden

Large rooms

Detached 3 bed 1 bath villa situated in the heart of Cantoria town, this charming three-bedroom villa offers the perfect blend of privacy, convenience, and traditional Spanish character. Set within a small community of just five homes, the property enjoys its own private garden while also benefitting from access to a communal 12x6m swimming pool and secure underground parking with pedestrian access.

Located in the centre of Cantoria, just a stroll away from all of Cantoria's amenities—including shops, cafés, tapas bars, chemist, banks, and a weekly street market—this home provides a fantastic opportunity to enjoy village life with everything on your doorstep. The larger towns of Albox and Olula del Río are just a 10-minute drive away, while the beaches of Almería can be reached in around 30 minutes.

Behind the double gates, the villa's walled garden is beautifully landscaped with a lawn, mature trees, and fruit trees. A stone-paved path leads to a spacious covered terrace overlooking the pool—a perfect setting for outdoor dining and relaxing.

Inside, the welcoming entrance hall leads to a bright and spacious living room with large windows and a traditional open fireplace, along with hot and cold air conditioning. To the left of the hallway is the first double bedroom, while further along, the fully fitted kitchen opens onto a dedicated dining area with an adjoining cosy lounge. The dining room also provides access to a separate utility room.

The home features two further generous double bedrooms, as well as a beautifully finished family bathroom complete with a bath and separate shower.

With its traditional Spanish charm, private garden, and excellent location within walking distance of all amenities, this villa is a rare find. An ideal choice for those looking to embrace the Andalusian lifestyle in a welcoming community. The community fees are only 20€ per month.

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