



# Almeria Homes



## Villa Celestine - AH-14257

Villa for sale in Arboleas

€374,995 — £315,446

Type: Villa / Detached

Condition: Resale

Bedrooms: 5

Bathrooms: 4

Floor area: 194 m<sup>2</sup>

Land area: 638 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Just 300m from a bar

Private pool area

Detached garage

Roof terrace

Impressive views

Low maintenance

Spacious floor space

This spacious 5-bedroom, 4-bathroom detached villa is set on a low-maintenance 638 m<sup>2</sup> plot and offers a fantastic layout, ideal for full-time living or as a generous holiday home. Located just a 5-minute walk (300 metres) from a local bar-restaurant and only a 10-minute drive (8.5 km) from Arboleas with all day-to-day amenities, the property is well situated for peace and convenience.

The villa enjoys some of the most impressive mountain views in the area, particularly from the roof terrace which offers a spectacular panoramic outlook. To the front of the property is a covered seating area with an awning, perfect for relaxing in the shade, and the large driveway provides ample off-road parking, alongside a detached garage of approximately 23 m<sup>2</sup>.

At the rear of the villa, the private 10x4m swimming pool is the heart of the outdoor space. Surrounded by a large sun terrace, the pool area boasts plenty of space for sunbathing and outdoor dining, all while taking in the outstanding views. There's also a lovely BBQ area, a low-maintenance garden with a mature olive tree, and a separate fruit orchard to the side, plus a further sun terrace. Three storage rooms and a dedicated wood store provide plenty of practical space.

Inside, the villa is designed for comfort and functionality. A spacious living room features ceiling fans, air conditioning, and a wood-burning fireplace. The separate dining room has direct access to the pool area, ideal for entertaining. The fully fitted kitchen includes a utility room and direct access to the front terrace and driveway.

A central hallway leads to the five well-proportioned bedrooms: Bedroom 1: A large double with fitted wardrobes, ceiling fan, doors to the pool, and an en-suite shower room. Bedroom 2: Double room with fitted wardrobes, ceiling fan, and air conditioning. Bedroom 3: Large double with en-suite bathroom, fitted wardrobes, ceiling fan, and air conditioning. Bedroom 4: Double room with fitted wardrobes, en-suite shower room, air conditioning, and ceiling fan. Bedroom 5 (Master): A generously sized room with fitted wardrobes, walk-in wardrobe, ceiling fan, and direct access to the pool area. The en-suite bathroom is ready for fittings to be installed. There's also a separate cloakroom with a basin and toilet for guests.

A well-equipped and spacious home with stunning views, excellent outdoor space, and a highly functional layout—perfect for those seeking peace, space, and proximity to amenities.