



# Almeria Homes



## **Villa Splendida - AH-14554**

Villa for sale in Arboleas

€230,000 — £198,502

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 129 m<sup>2</sup>

Land area: 1,007 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

8x4m swimming pool

Fantastic views

Large plot

Conservatory

Spacious rooms

Nestled in the tranquil hamlet of Los Higuerales, just a short 10-12minute drive (8.6kms) from the bustling town of Albox in Almeria province, this charming detached villa offers a serene retreat with picturesque views. Situated on a generous plot of approximately 1,007m<sup>2</sup>, this property boasts a spacious floor area of approx. 129m<sup>2</sup> and comprises three bedrooms and two bathrooms.

Upon entering the villa, you are greeted by a well-appointed kitchen equipped with modern appliances and ample storage space, perfect for culinary enthusiasts. The kitchen seamlessly flows into the expansive lounge area, featuring a cosy wood-burning fireplace and abundant natural light. Adjacent to the lounge lies a large sunroom/conservatory that overlooks the inviting 8x4 swimming pool, manicured gardens, and panoramic hillside vistas - an idyllic spot for relaxation and entertaining throughout the year.

To the right of the lounge, three comfortable bedrooms await, all complete with fitted wardrobes offering convenient storage solutions. The master bedroom boasts an ensuite bathroom with a separate bath and shower for added comfort and privacy. The property is thoughtfully enclosed by sturdy walls and secure gates, enveloped by lush greenery that enhances its peaceful atmosphere.

Situated within a 6-7 minute drive (4.4kms) from a popular bar-restaurant, and just a 10-12 minute drive (8.6kms) from both towns of Albox & Arboleas where you will find all of the necessary amenities for a day to day life.

This villa presents an excellent opportunity for those seeking a larger-than-average residence due to the additional conservatory room which elevates the living space. Ideal for those looking to relocate to Spain's sunny shores, this property epitomises tranquillity while being within easy reach of amenities in Albox town.