



# Almeria Homes



## **Villa Brillo - AH-14663**

Villa for sale in Arboleas

€274,995 — £237,431

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

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

Land area: 685 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Yes

Impressive views

Large roof terrace

Mature gardens

11x4m swimming pool

Space for garage

Stunning position

Exclusively presented by Almeria Homes: Nestled in the picturesque hamlet of Limaria, this stunning high-quality three-bedroom villa offers a unique opportunity for those seeking a peaceful and luxurious lifestyle in the heart of Spain. With captivating panoramic views of the surrounding countryside, this property is an oasis of tranquillity.

Set on a generous approx. 685m<sup>2</sup> walled and gated plot, this detached villa boasts an impressive array of features perfect for comfortable living. The focal point of outdoor living is the 11x4m heated swimming pool, complemented by a large paved terrace ideal for soaking up the sun. The spacious roof terrace provides a perfect setting for enjoying breathtaking sunsets. The mature landscaped gardens create a serene atmosphere, while there is ample space for a future carport or garage if desired.

Upon entering the villa, you are greeted by a grand entrance hall leading to a spacious kitchen equipped with top-of-the-line amenities including solid granite worktops, solid wood units, dishwasher, oven, built-in microwave, and American fridge freezer. A charming sunroom off the kitchen offers an inviting space for al fresco dining. The light-filled living/dining room features a feature fireplace with solid granite hearth, hot & cold air conditioning, two ceiling fans and provides access to a covered porch where panoramic views can be savoured.

The en-suite master bedroom benefits from fitted wardrobes and dressing room, patio doors to the pool area, as well as hot & cold air conditioning for comfort throughout the year. Two additional double bedrooms also offer fitted wardrobes, ceiling fans and hot & cold air conditioning. A large family bathroom caters to convenience and comfort.

For those who appreciate outdoor entertaining, a marble staircase leads to the expansive roof terrace - an ideal spot for hosting gatherings under the Spanish sky. This property is equipped with various extras including marble & granite fittings, terracotta floors, 6.000L reserve water deposit, mains sewerage connection, insulation in exterior walls - all enhancing its appeal and value.

Conveniently located within a 2-3 minute drive or 10-15 minute walk (1km) from a bar-restaurant, and only 8 minutes from both Albox's thriving market town and Arboleas town itself. The coast is easily accessible within 35-40 minutes offering endless opportunities for relaxation by the sea.

[info@almeriahomes.com](mailto:info@almeriahomes.com)

+34 950 930 259

<https://almeriahomes.com/14663>

Almeria Homes: Avenida América, 20 - Albox 04800