



# Almeria Homes



## **Villa Eclipse - AH-14689**

Villa for sale in Albox

€359,000 — £306,625

Type: Villa / Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 2

Floor area: 265 m<sup>2</sup>

Land area: 1,054 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Unique property

10x5m swimming pool

Great location

Detached garage

Off road parking

Shaded seating areas

Nestled in the picturesque area of Locaiba, Albox, this impressive single-storey detached villa offers a unique blend of traditional charm and modern comfort. Set on a generous plot of approx. 1054 m<sup>2</sup>, this spacious property boasts 4 bedrooms, 2 bathrooms, and ample living space.

As you approach the property, you are greeted by a large entrance area leading to a sizeable parking space that surrounds the detached garage. Ideal for multiple vehicles, the garage not only provides secure parking but also offers potential as a workshop. The garage benefits from an electric remote controlled door. On the back of the garage is a convenient outdoor toilet and storage room. The well-maintained garden envelops the villa, enclosing a magnificent 10 x 5 metre swimming pool bordered by a substantial patio perfect for basking in the Spanish sun. An additional pool house with conversion potential and an elevated covered veranda overlook the pool, providing opportunities for outdoor entertainment and relaxation.

Stepping inside, the villa exudes warmth and character with high vaulted ceilings adorned with exposed beams throughout. The expansive main living area seamlessly combines a comfortable lounge space with a formal dining section with an open fireplace. The spacious kitchen maintains a rustic ambiance while catering to modern needs with ample storage space and essential appliances. The kitchen benefits from access to the driveway, separate utility room and space for a table and chairs.

The sleeping quarters consist of four generously sized double bedrooms, with the master suite boasting a walk-in wardrobe and an en-suite bathroom featuring a large walk-in shower. Three guest bedrooms come complete with fitted wardrobes, offering flexibility for family or guests, with one currently serving as a home office. A well-appointed family bathroom with a bathtub serves these rooms.

For enhanced comfort year-round, the property features centralized ducted air-conditioning throughout all spaces.

This property enjoys a fantastic location with easy tarmac road access. You are just a one-minute drive—or a pleasant eight-minute walk—from the local village, which offers a bakery, pharmacy, doctor's office, and a choice of two bar-restaurants. For more extensive amenities, the large town of Albox is conveniently reachable in just three to four minutes by car.

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