



# Almeria Homes



## Villa Bella Luna - AH-14702

Villa for sale in Partalaoa

€264,995 — £228,566

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 122 m<sup>2</sup>

Land area: 2,953 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Beautiful detached 3 bed 2 bath villa

Elevated position with incredible views

Fully fenced and gated plot

Large driveway laid to gravel with ample parking space and a turning circle

Wood built garage / workshop

Mature trees and palms planted on the plot

Ideal for a keen gardener as you have a canvas to create some stunning gardens

Very private pool area with 8x4m swimming pool

Large terrace round pool for seating and sun bathing

BBQ area by the pool and solar heated shower

Mature palms surround the pool area like an oasis and the views are fantastic

Roof terrace with 360° views

Sun terrace at front of villa with brick built table and lots of seating space and great views

|| <https://almeriahomes.com/14702>

Exclusively presented by Almeria Homes: Set in an elevated position with breathtaking panoramic mountain and countryside views, this beautifully presented detached villa occupies a fully fenced and gated plot of approx. 2,953m<sup>2</sup>, offering privacy, space and excellent access via tarmac road.

A large gravel driveway provides ample parking for several vehicles, while a timber-built garage/workshop offers useful storage or workspace. The plot is planted with established palms and trees, providing a wonderful setting and plenty of potential for keen gardeners to further enhance the grounds.

The private pool area is a true highlight, featuring an 8x4m swimming pool surrounded by spacious sun terraces, mature palms, a BBQ area and a solar-heated outdoor shower, creating the perfect space for relaxing or entertaining while enjoying the spectacular views. There are also several additional outdoor seating areas, including a front sun terrace, a large paved terrace with a decorative water fountain, and a roof terrace boasting incredible 360° views.

Inside, the villa offers a bright lounge with a modern wood burner, hot & cold air conditioning and ceiling fans, a separate dining room with direct access to the pool area, a modern fully fitted kitchen with high-quality units and worktops, plus a separate utility room.

The accommodation comprises three spacious double bedrooms and two modern shower rooms. The master bedroom benefits from patio doors, hot & cold air conditioning, ceiling fans and a modern en-suite, while the remaining bedrooms are both generous doubles. One of the guest bedrooms benefits from hot & cold air conditioning and fitted wardrobes, whilst the other has a ceiling fan and large sliding doors to the pool area.

Located just a 3-minute drive or 30 minute walk (2.1km) from the centre of Partalaoa and under 10 minutes from Albox, this superb villa combines peaceful country living with convenient access to everyday amenities. In Partalaoa you have bars, restaurants, small supermarket, bakery, butchers, pharmacy and more. The beautiful Almería coast can also be reached in approximately 35-40 minutes.

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space for seating and entertaining