



Almeria Homes



Villa Gladiola - AH-14708

Villa for sale in Arboleas

€296,000 — £254,480

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 130 m²

Land area: 630 m²

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Great views

Swimming pool

Garage

Car port

Walled & gated

A beautifully presented 3-bedroom villa with stunning views over the surrounding hillside, ideally located in a small, quiet cul-de-sac in the sought-after La Perla area of Arboleas.

The property enjoys a peaceful setting with no overlooking neighbours, positioned in a slightly elevated spot above the nearest villa, offering both privacy and impressive countryside views. Despite its tranquil location, it remains conveniently close to Arboleas village, just a 2-minute drive or approximately 15-20 minutes on foot.

Entering through the main gates, you are welcomed by a fully gravelled driveway leading to the house and a large garage with a covered carport area to the front.

Inside, the entrance hallway provides a well-planned layout. To the right is the master bedroom with fitted wardrobes and a private ensuite bathroom, along with the guest bathroom and second bedroom. To the left is the third bedroom, also benefiting from fitted wardrobes. Straight ahead, double doors open into a spacious lounge featuring a wood-burning, fan-assisted fireplace and large windows overlooking the pool area.

From the lounge, you have direct access to a fully fitted, modern kitchen with ample storage and work space. The kitchen then leads into a stunning enclosed sunroom/second lounge that wraps around the rear and side of the property. This bright and versatile space enjoys uninterrupted views over the pool and surrounding hills, and is large enough to accommodate both seating and dining areas comfortably.

The sunroom opens directly onto the outdoor pool area. The 8x4m swimming pool features Roman steps and is fully tiled, surrounded by mature gardens with established plants and trees. This outdoor space is completely private, not overlooked, and designed to make the most of the beautiful natural surroundings.

Additional features include a separate utility room housing the pool pump and providing excellent storage space, as well as a fully walled and gated plot for added security and privacy.

The property has been very well maintained and is presented in excellent condition throughout.

info@almeriahomes.com

+34 950 930 259

<https://almeriahomes.com/14708>

Almeria Homes: Avenida América, 20 - Albox 04800