

## 2 Bedroom Villa for Sale in Arboleas

135,000€



Another Exclusive offering by us here at Holmes for Homes, a 2 Bed , 1 Bath, with 2nd toilet and wash basin, villa set on a 600m2 plot. The current owners have paid for, and have all relevant papers and licence's, to build an extension of 45m2 to the existing villa, giving 2 further En-Suite bedrooms. Located in the very much sought after area of Los Carrascos, Arboleas and within easy walking distance to the local Tapa bar and restaurant. Offered at 135000€

In addition to this, there is a 1000m2 piece of Urban land to the rear, that already has it's own Spring Water supply, so free water from the get go. There are already 3 Olive Trees, approx 300 years old! and a selection Pomegranite and Figs tree's, with a cascading water feature, that can be bought for 45000€

Enter via double gates, or the pedestrain gate, onto the driveway which is laid mainly to shale for easy maintenance, with plenty of off road parking. Flora and Fauna to the front, adds privacy to the property.

To the front is a covered porch that leads to the entrance door into the lounge with a small log burner. A closet with toilet and sink is to the right, beyond that is the ample kitchen which is fully fitted with good storage.

To left is the hallway with access to the first Guest bedroom and to the end is the Master en-suite with bath and overhead shower.

The rear door leads out to a large, private patio area that includes a BBQ area with space to relax or entertain. There is also a nearly new "Swiss stlye" wooden looking storage space/workshop. If a pool was fitted this would make a beautiful pool house

- 2 Bedrooms
- 2 Bathrooms
- 65m<sup>2</sup> Build size
- 600m<sup>2</sup> Plot size