

## 4 Bedroom Villa for Sale in Arboleas

284,950€



Holmes for Homes are pleased to present to you, this exceptional 3 bed 2 bath villa, in 1,600 mtr gardens with self contained 1 bed, 1 bath guest apartment, 10x4 swimming pool, garage/workshop and roof terrace. It is in a beautiful non-estate setting, with stunning 360 degree views, and being sold fully furnished with top quality appliances and furniture, and is just 6-7 minutes drive from Arboleas centre.

The land/gardens of 1,600 mtrs, have been split into 3 large areas, all of which have been secured and are either fenced or walled. Around the villa you have approx 700 mtrs of gardens, which are walled and have been beautifully maintained/landscaped with planted areas, lots of terraces and have double entrance gates leading onto a large driveway and the garage with electric door. There is also a separate pedestrian gate. There is a 10x4 swimming pool (with bench seat incorporated) on the lower level of the villa gardens, encased by a good sized artificially grassed terrace/sun deck, that affords complete privacy and beautiful views. On the top level is plenty of additional terracing, and large BBQ entertaining area with fantastic views. An iron spiral staircase leads to an 18m roof terrace, again with fabulous views. An additional large piece of land runs along the entire right hand side of the property, and to the frontage below main gardens, is another level piece of land, that has a membrane, and has been gravelled and has further double entrance gates.

On the lower level, a side entrance door leads to the 50m garage, which has electric and water, and houses the washing machine etc. On this level is a guest annexe, with one room converted to a kitchenette come dining area, a large double guest bedroom with fitted wardrobes, and a separate newly refurbished bathroom.

On the ground level the gardens open out onto a huge tiled terrace with the BBQ seating area off to the right and

- **Video Tour available**
- **242m<sup>2</sup> Build size**
- **4 Bedrooms**
- **1,591m<sup>2</sup> Plot size**
- **3 Bathrooms**
- **Swimming pool**