

## 3 Bedroom Villa for Sale in Arboleas

219,000€



Holmes for Homes are delighted to present to you, this lovely 3 bed, 2 bath, newly renovated villa with casita, in the popular area of El Prado in Arboleas. The property is a short drive from all the amenities of Arboleas village and only a half hour drive to the coast.

Entry is via a sliding double gate or pedestrian gate, into a gravelled driveway, providing parking for several vehicles and space for a motor home. The gardens are easy maintenance with areas of artificial grass and gravel. The front terrace is covered, giving shade during the hottest months. There is a brick built barbeque and also a 6m x 3m pool, both a welcome asset during the Summer. The area is completely walled for privacy, and there is a separate outside bathroom with wc, sink and walk in shower, again so useful when spending time outdoors. As you walk round the outside of the villa, there is a further terrace and gravelled back garden, so plenty of room for alfresco dining and entertaining. A path leads to a good sized casita, which could easily be a fourth bedroom.

A lovely Spanish style wooden front door leads into a good size lounge with patio doors to the pool area. There is air conditioning for the Summer and a pellet burner for the colder months. A door to the right leads into the refurbished, modern and stylish fully fitted kitchen, with all new appliances. An archway leads into a very useful utility room, where the new boiler is housed.

Off the lounge are two double bedrooms, one with fitted wardrobes. The master bedroom has air conditioning, fitted wardrobes and a modern en-suite. There is also a good size family bathroom.

The property has been newly painted inside and has nice flooring throughout. All windows and doors have rears

- **Video Tour available**
- **120m<sup>2</sup> Build size**
- **3 Bedrooms**
- **650m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**