

## 3 Bedroom Villa for Sale in Arboleas

269,000€



Holmes for Homes are delighted to present to you this fabulous 3 bed, 2 bath villa with 10m x 5m pool in the much sought area of La Judea, Arboleas. It's only a short walk into the village, with all the amenities needed for day to day living. All the beautiful furniture is negotiable.

Double gates open into the low maintenance front garden, laid to gravel with established trees and plants. There is a car port and plenty of space to park vehicles. To both sides of the villa, there is a gate leading round to the private back garden. Here there are more established trees and a super 10m x 5m swimming pool, and also an outside shower. There is also a very useful lockable storage room and shed.

The front door opens into a hallway, giving access to all the other rooms of the property. Bedroom 1 is a twin/double with fitted wardrobes. Bedroom 2 which is a double, also has fitted wardrobes and air conditioning. The good size master bedroom has fitted wardrobes, air conditioning and patio doors with a reja, leading into the conservatory. There is a modern and stylish en-suite bathroom. The main bathroom is also very modern with a large walk-in shower.

An archway leads into the spacious and welcoming lounge, which is a wonderfully light room. There is a feature fireplace with wood burner for the cooler months, and air conditioning for the summer. Patio doors lead out to the pool area. A door leads into the fully fitted and stylish kitchen, with 5 ring gas hob and extractor fan, fitted electric oven and microwave, fridge freezer and dishwasher. There is also the added bonus of a utility room, with sink and storage cupboards. The boiler and washing machine are housed here.

The fully fly screened conservatory with a door is a delightful spot to relax with a drink whilst enjoying the views of

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