

## 3 Bedroom Villa for Sale in Arboleas

285,000€



Holmes for Homes Almeria are delighted to present this listing in the extremely popular area of La Perla, Arboleas. Located within a 10 to 15 minute walk of the village, supermarket and a variety of cafe bars, tapas bars and restaurants this villa occupies a prime position at the top of a cul de sac. A fully walled plot of 676m with double entrance gates leading into a long driveway with sufficient space to park several cars and a motor home if required.

From its elevated position the property enjoys complete privacy and fantastic 360 degree country and mountain views. As you enter the double gates, to the right is the 8x4 swimming pool with roman end and surrounded by ample terrace for soaking up the sun's rays. There is a covered pagoda for shaded seating from which to sit and enjoy the spectacular views. Here is also a very useful storage casita which could quite easily and inexpensively be altered to be a pool side bar and/or outside kitchen if desired. The gardens are low maintenance with established fruit trees and shrubs and there is lots of scope for further landscaping and creating seating areas in different parts of the gardens. Currently there is a covered terrace to the front of the villa from which to enjoy alfresco shaded dining and those views and a seating area to the rear, an ideal spot to sit and watch the beautiful sunsets behind the mountains.

The villa has 122m<sup>2</sup> of living space and is separated into 2 bedrooms with en suites in the main house and a separate guest annexe with ensuite. Access to the villa is via the front door into an entrance hallway. This gives access to a good size fully fitted kitchen with granite worktops and space for a small breakfast table if required. A single partially glazed door then leads through to a very spacious lounge and dining room with a central log burning fireplace, This has double doors leading out to the covered front terrace. Off here are the two main house bedrooms, both good size doubles with fitted wardrobes and both with en suites. One has an en suite shower and the other both a shower and a bath

- **3 Bedrooms**
- **676m<sup>2</sup> Plot size**
- **3 Bathrooms**
- **Swimming pool**
- **122m<sup>2</sup> Build size**