

## 3 Bedroom Villa for Sale in Huercal-Overa

145,000€



NEW AND EXCLUSIVE LISTING TO VOSS HOMES - A spacious 2 storey village property of 291m<sup>2</sup> currently with 4 bedrooms and 1 bathroom. Plus 3 garages and a fenced garden of approx 1758m<sup>2</sup>. Walking distance (20 mins) to three popular restaurants / bars, doctors, pharmacy, supermarket and 8 mins drive to Huercal-Overa town. 30 mins drive to the coast at Mojucar, Vera & Garrucha

Access to the property is by a quiet tarmac lane which also serves neighbouring properties but is not a through road.

Entering the property through double gates which lead to a tiled front terrace, great for dining and entertaining. Through the front door you enter into the lounge where to the left you have the master bedroom and to the right are two more double bedrooms.

Also from the lounge is a hallway which has the 4th bedroom on the left and next to this is the family bathroom. On the right of the hallway is a storage cupboard and next to this another small room which could be used as a study or further storage. At the end of the hallway is a large kitchen / dining room. There is also access to the rear patio from the end of the hallway.

From the rear patio is a small under stairs cupboard and up the stairs there is a large 12m<sup>2</sup> room, currently used for more storage.

From the front patio area, steps lead down to a large fenced garden with various fruit trees and access to two of the garages with a large store room above them. The garages and garden also have direct access from the lane via further

- 3 Bedrooms
- 1 Bathroom
- 290m<sup>2</sup> Build size
- 1,758m<sup>2</sup> Plot size