

## 3 Bedroom Villa for Sale in Huerca-Overa

269,950€



EXCLUSIVE TO VOSS HOMES - VH2626 VILLA ANA MARGARITA - An impressive, spacious, 3 bed, 2 bath villa on a very generous 776m<sup>2</sup> walled & gated plot with 8m x 4m swimming pool and entertaining area covered by with Florida style enclosure, car port, sun roof, H&C aircon in the popular village of Urcal. Walking distance to 3 bar / restaurants, school and medical centre.

10 mins drive to Huerca-Overa town with numerous shops, major supermarkets, restaurants, sports & leisure facilities, parks, squares, historic buildings and twice weekly street markets (Mon & Thurs mornings). 35 mins drive to the coast at San Juan de Los Terreros, Garrucha and Mojacar.

Villa Ana Margarita is on the edge of a small, quiet collection of villas with tarmac roads & street lighting. A walk around video will follow soon.

Entry in to the property is via a sliding metal gate on to the driveway for 3 large cars plus there is a single car carport, log shed and lots of safe on street parking right outside.

At the front of the villa is a covered porch with mosquito netting which makes an ideal "inside / outside" relaxing area. Next the double front doors take you in to the spacious open plan living & dining room with log burning fire, ceiling fans and H&C aircon. An archway leads in to the large kitchen / dining area. There is a fitted kitchen with plenty of worktop and storage space, ceiling fans and a breakfast bar.

Glazed double doors give access into the huge Florida style meshed enclosure of approx 125m<sup>2</sup>. Within this area is the

- 3 Bedrooms
- 2 Bathrooms
- Swimming pool