

## 3 Bedroom Villa for Sale in La Alfoquia

195,000€



Exceptionally Well Priced 3 bed 2 bath Villa within Popular La Alfoquia Community. Private gardens, Large Covered Porch, Conservatory and Amazing roof terrace with Wonderful Views.

Please take a look at the accompanying walk around video to appreciate location, presentation and design.

The property is located in a community very popular with 2nd home owners and full time residents in the Almeria region. Villas within the community offer the ability to walk to La Alfoquia centre easily where you have lots of amenities. Just a mins walk from the property you have the villages communal pool with bar and restaurant, another popular bar/restaurant Heather's, football pitch with associated walking and running football clubs, a very friendly lawn green bowls ground and club plus a popular hair salon and beauty parlour. Larger market towns with many shops, supermarkets and restaurants are close by , just a 10-15 min drive and a number of Almeria's prettiest beach resorts, Vera, Mojacar, Garrucha etc are an easy 25 to 30 min drive.

The villa, over a single level, benefits from a huge roof terrace/solarium with wonderful views, built in BBQ and fantastic block built shaded pergola that affords much welcome shade. To the frontage you have a large covered porch/seating area. Front door access from here to a hallway off of which you have a good sized lounge/diner with wood burning fire. You have a good sized kitchen with granite work surfaces, drinking water system and door access out to a large glazed conservatory that overlooks the rear garden. This has sliding doors and fly screens so can be opened up/closed and provides an all year living/entertaining space. There is additional access of here into the lounge plus a very useful storage room that can house fridges and freezer. The villa boasts 3 double bedrooms all with fitted wardrobes family bathroom and a lovely recently refurbished en suite bathroom for the master bedroom. Lastly

- **Video Tour available**
- **90m<sup>2</sup> Build size**

- **3 Bedrooms**
- **409m<sup>2</sup> Plot size**

- **2 Bathrooms**