

## 4 Bedroom Villa for Sale in Arboleas

349,950€



Villa Lua - Exclusive to Calida Homes. A Beautiful & Exceptionally Spacious 4 bed 2 bath Villa Within Walking Distance of Amenities and Arboleas centre. With Wonderful Views, Privacy, Pristine Swimming Pool, Roof Terrace, Covered Car Port and much more.

Properties of this style and in this location that would be ideal as a full time dwelling or wonderful holiday/2nd home are very rare to market and would advise a quick viewing.

Please watch the accompanying walk around video to appreciate presentation, layout and setting of this beautiful home/gardens.

Quality, Space, Comfort, Style, ease of maintenance and walking distance to amenities were key features required by the owner when selecting this property. It certainly delivers on all of these and more. Situated within very private-partly rambla front corner gardens in the La Perla/El Prado community of Arboleas the villa is within walking distance of a very popular bar/cafe and Arboleas centre. This popular town has a good number of nice bar eateries some small shops. banks ,pharmacy, Doctor's alongside of gym's hairdressers, nail bars and a weekly street market. The far larger market towns of both Albox and Huerca Overa which have all amenities required for day to day living are just a 10 and 15 min drive & some glorious Almeria beach resorts/towns Vera, Garrucha Mojacar (with beautiful sandy beaches - great golf courses and much more) are an easy 25-30 min drive.

The Villa, over a single level, has air conditioning, fly screens throughout, high speed internet and comprises of a very good sized and central entrance hall way from the front door. Beautiful arch fronted lounge/sitting room with both a

- **Video Tour available**
- **140m<sup>2</sup> Build size**
- **4 Bedrooms**
- **612m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**