

## 5 Bedroom Villa for Sale in Arboleas

**365,000€**



Villa Pasionata - A UNIQUE SPACIOUS VILLA WITH LARGE SEPERATE GUEST APPARTMENT STUNNING VIEWS FROM A VERY LARGE ROOF TOP SOLARIUM SET IN A HUGE WALLED GATED PLOT BACKING ONTO THE RAMBLER.

This unique property is in the beautiful well established hamlet of Los Requeanas 7 mins drive from the centre of Aboleas. Here you'll find all necessary amenities such as pharmacy, school , bank, shops, numerous bar/restaurants cafes etc; Albox another large town is just 12 mins drive from the property. Many of Almeria's prettiest coastal towns Vera, Mojacar etc are just a 30-35 mins drive and Almeria city (1hr 15min) or Murcia City (1 hr 30 mins) both with airports that are within easy reach via great motorway access. Also you can use Alicante airport which is a straight run down by motorway (2hrs).

Supberb 251 m<sup>2</sup>, 5-bed villa in very good condition set on a 791 m<sup>2</sup>, walled and gated plot with great views situated just a few minutes from the town. The villa its self is 209 m<sup>2</sup> and the 146 m<sup>2</sup> downstairs has an entrance hall, a large lounge with an open fireplace, a separate dinning room, a large fitted kitchen, 3 bedrooms, two with fitted wardrobes and ensuite bathrooms and 1 guest toilet. The 63 m<sup>2</sup> upper floor has 1 very large master bedroom with a large walk-in wardrobe and an ensuite bathroom. There is also a large roof terrace with a large, round "tower room" which could be a private office or even another bedroom. The property has A/C and central heating though out and comes partially furnished. Outside, there is a large inner patio off the kitchen with a separate washing machine/central heating boiler room, a large front garden, a drive with ample parking, a rear garden with a large pool and patio area, a separate 42 m<sup>2</sup> guest quarters with a large bedroom, a bathroom and a separate lounge. The property is set on 791 m<sup>2</sup> plot with fabulous views and has a total construction size of 251 m<sup>2</sup>. It is situated just a few minutes from town with the coast and various golf complexes about 30 min away

- **5 Bedrooms**
- **791m<sup>2</sup> Plot size**
- **3 Bathrooms**
- **Swimming pool**
- **251m<sup>2</sup> Build size**