

## 3 Bedroom Villa for Sale in Arboleas

269,950€



Villa Romero - Exclusive to Calida Homes-An exceptionally well priced 127sqm 3 bedroom, 2 bathroom villa with 7m x 4m pool and fantastic views on a larger than average plot size of 1700sqm. Also benefits from a car port, roof terrace, glazed conservatory/Winter room, 2 reception rooms, possibility to extend to provide further options. If you are looking for privacy then this is the one for you.-Arboleas- Almeria

Located in the popular Los Garcias community of Arboleas and within walking of 2 popular bar/restaurant s and a 4 minute drive-30 min walk to Arboleas centre. Arboleas centre provides all your daily needs including banks, shops, supermarket, pharmacy, medical centre, dentist, vets, hairdressers/barbers, gyms, padel/tennis courts, bars, cafes and restaurants. The coastal resorts of Mojacar, Vera Playa and Garrucha are a 25-30 minute drive. Almeria airport is an hour's drive, Murcia airport is an hour and 15 min drive and Alicante airport is a 2 hour drive.

Please take a look at the accompanying walk around video to fully appreciate the condition, layout and location. There are double gates leading into the large front garden with established trees and shrubs and mainly laid to gravel for ease of maintenance. The gardens have an irrigation system in place. There is ample room for parking several cars and/or a motor home and a handy turning circle. There is a car port and room for a garage (subject to planning permission). There is a store room with full bathroom that could easily be converted into an extra bedroom and if extended could be the perfect guest accommodation i.e. B&B, visiting family/friends. The tiled terrace surrounding the 7m x 4m swimming pool (which is currently empty for booked in maintenance that owner is paying for) provides space for sunbathing and relaxation. The rear of the villa benefits the most from the fantastic views. There is a spiral staircase leading up to the roof terrace – perfect place for enjoying the surrounding views and watching the sunrise and sunsets, relaxing and star gazing. Entry is via the conservatory/Winter room with glass doors is perfect as an

- **Video Tour available**
- **127m<sup>2</sup> Build size**
- **3 Bedrooms**
- **1,727m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**