

## 3 Bedroom Villa for Sale in Arboleas

**239,950€**



Villa Sanza- Exclusive to Calida Homes. An exceptional 3 bed 2 bath villa in a Rambla Front Position with Amazing Views. Set within Immaculate 921 mtr. Gardens & Within Walking Distance of Arboleas Centre. With recently added bespoke 8x4 Swimming Pool, Wonderful Fly Screened Enclosure, Independent Store Room and Solar Electric System.

We are delighted to present this wonderful and beautifully presented property. Ideal for easy to keep full time living or as a fantastic safe lock up and leave holiday property.

Please take a look at the accompanying walk around video which illustrates location, layout and design.

Located on the outskirts- Rambla Front- of a pretty and established Arboleas community which is a 25 min walk from Arboleas centre and 2min drive. Here alongside of some great bars/restaurants (Spanish, Italian, Indian etc) you'll find many of the amenities required for daily living (all with English Speakers) shops, pharmacy, GP's, gyms, hair dressers, banks etc. alongside a popular Saturday street market. Within 25-30 mins easy drive- virtually motorway door to door- you have a number of Almeria's nicest beach resorts , golf courses and numerous restaurants, beach bars etc.

The villa , over a single level, started life as a spacious and unoccupied 2 bed 2 bath villa with integral garage, no swimming pool etc. The property, over the last couple of years, has been refurbished /upgraded by current owners and transformed into the beautiful property/gardens you see today.

The integral garage has been re purposed to provide a good sized dining room with sofa bed but can easily be adapted to become solely a 3rd bedroom. They have added a bespoke 8 x 4 mtr swimming pool a fantastic 1 shaned lifestyle

- **Video Tour available**
- **105m<sup>2</sup> Build size**
- **3 Bedrooms**
- **921m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**