

## 4 Bedroom Villa for Sale in Arboleas

329,950€



VILLA SASTA - EXCLUSIVE TO CALIDA HOMES - A WONDERFUL & VERY SPACIOUS 3 BED 2 BATH VILLA WITH ELECTRIC GATE ACCESS, HUGE SELF CONTAINED GUEST APARTMENT (That has rental licence) IN BEAUTIFUL EASY TO MAINTAIN PRIVATE GARDENS WITH 8 X 4 RECENTLY REFURBISHED PRIVATE POOL, ROOF TERRACE, SOLAR POWER SYSTEM - CENTRAL HEATING & IMPRESSIVE GARDEN BAR/BBQ/ ENTERTAINING AREA. La Perla - Arboleas WITHIN EASY WALK OF ARBOLEAS CENTRE.

A real stand out from the crowd nicely presented property in beautiful/private gardens located in the sought after and well established La Perla area of Arboleas. within walking distance, along level roads, from the town centre. Arboleas has a good number of bar/restaurants (many providing entertainment), cafes alongside the more practical amenities required for daily living, some small shops, banks, gym, pharmacy, medical centre ( all with English speakers) plus a popular Saturday street market. The far larger market towns of both Albox and Huercal Overa are with - 10-12 min. drive and many of Almeria's prettiest beach areas/towns Mojacar, Garrucha, Vera etc 25-35 min. drive. Great motorway access connects to 3 large cities all with international airports Almeria ( the closest 45 mins), Murcia and Alicante.

Please view the accompanying walk around video to appreciate layout, presentation, design of the villa and gardens which make for both a fantastic full time home or 2nd home with excellent potential for rental income.

Entering the properties gardens, via double electric gates, you have on your left what was a large double garage and has now been converted into a very spacious 30 mtr self contained apartment that has tourist licence in place so can be used to generate a rental income via air b n b bookings etc. This has two independent entrance doors, large

- **Video Tour available**
- **176m<sup>2</sup> Build size**

- **4 Bedrooms**
- **736m<sup>2</sup> Plot size**

- **3 Bathrooms**
- **Swimming pool**