

## 3 Bedroom Villa for Sale in Vera Playa

292,000€



A great coastal villa in the urbanization named 'Cabuzana' in the area between Vera Playa & Vera Pueblo. The 117m<sup>2</sup> villa offers two levels of independent living areas on a plot of 491m<sup>2</sup> with a walled and fenced garden. A large private pool (10 X 3M) with south east orientation, split level garden so pliantly of room for a pool bar, terraces for sunbathing and low maintenance plantation. On street parking is also readily available in this Cul de sac on Calle Genil. On entering the villa on the street level, there is easily the ability to have the lateral living option, with a hallway entrance providing access to a large lounge, fully fitted kitchen with dining room, corridor, two double bedrooms all with fitted wardrobes, full size family bathroom and utility room.

The views from the property are of mountains, Desert Springs in the distance to the coastline of Vera Playa. The upper floor has a generous bedroom, separate shower room, large terrace with additional storage features. This villa benefits from a good level of build quality, fixtures and fittings, including double glazing, mosquito screen, tiled terrace off the lounge, secure gated entrance and in an urban setting with mains utilities with alternate renewable energy options readily available to add if you require it.

The property is located 5 minutes' drive from the beaches of Vera playa, and 3 minutes' drive from Vera Pueblo that is inland from the beach area, offering a wide selection of restaurants, shops, historic buildings and supermarkets

Who We Are

We are an Irish owned company and trading since 2005. We are CIF registered in Spain (Number B04833737) & inscribed in the "Registro Mercantile de Almeria", AIPP regulated and CIPS - Certified International Property Specialist, we are also a member of the National Association of REALTORS® with NRDS ID: 061237049.

We offer more than just selling property. The company was formed as a combined venture between Stephen Howlett and Victoria Venturini. We have three children together (Two born in Almeria). This has provided us with experiencing many different aspects from local integration to schooling since our permanent move from Dublin Ireland to Mojacar

- **Video Tour available**
- **116m<sup>2</sup> Build size**
- **Private Pool**
- **Internet**
- **3 Bedrooms**
- **491m<sup>2</sup> Plot size**
- **A/C pre-installed**
- **Solarium**
- **3 Bathrooms**
- **Swimming pool**
- **Disabled Friendly**
- **Furniture Negotiable**