



## Bungalow for sale in Vélez-Rubio, Vélez-Rubio

175,000 €

Reference: RS17725 Bedrooms: 3 Bathrooms: 1 Plot Size: 22,000m<sup>2</sup> Build Size: 174m<sup>2</sup>





## Inland Almeria, Vélez-Rubio

Bungalow in La Lisilla, Velez-Rubio (Almeria) Fabulous 3 double Bedroom villa in the stunning area of La Lisilla, Velez Rubio.

The villa is surrounded by 360-degree views of rolling hills.

If you are looking for a tranquil location, then this property is for you. 15 min drive to the bustling town of Velez Rubio, Almeria offering all amenities from a 24-hour doctor, dentists, pharmacies, schools, supermarkets, bars and restaurants and a large open-aiored swimming pool perfect for the summer.

20 min drive to Puerto Lumbreras, or 25 minutes drive to the beautiful historic city of Lorca, where you can go and dine out in your favorite international restaurants. Let me tell you about this beautiful villa.

As you enter through the front door you enter the open plan dining/living area, with log burner, this is a lovely bright room.

Leading from the living room is a large double bedroom with beautiful views from the window of the countryside. Leaving the bedroom, you enter back into the Livingroom and pass through an archway into the well-equipped good-sized kitchen, with gas hob and oven.

Entering back into the living room the second bedroom is through the door on the left, bedroom 2 is a double bedroom, another spacious and bright room. Passing back into the living room through another archway is a large family bathroom with shower.

Next to the bathroom is a large Walk in storage cupboard, and on the left of the storage room is bedroom number 3. Again, another large double bedroom, a bright spacious room fit for any family member or guest. Passing back into the living room there is a connecting door to the garage.

Giving easy access to the garage. The garage has a lifting garage door.

The villa has a large patio area to the right-hand side, this is a fantastic area with a storage shed and outside kitchen areas for BBQ in the warm summer months. There is also a Pizza/Bread oven, with a large bench creating a fantastic sitting area.

There is an outside utility room to the back of the property with a washing machine. Walking along the patio area at the back of the house there is another shed, this shed houses the natural well water pump, the natural well water is connected to a 40,000 litre water deposit, the owners say that the water is from the mountains and is drinkable, so imagine that your own fresh water supply.

The property has 2 water deposits. The second one is found on the land, which is used for irrigation for the trees, so not only does the property have its own licensed natural spring water source, 2 water deposits for storage, it is also connected to town's water.

At present the Electricity is currently run via a generator, but solar panels can be easily installed, providing electricity to the house with no monthly outgoings. We can recommend companies that can help you with this, also an application



was made by the owners for the property to be connected to the grid, so if you decided that you did not want to install solar panels then this would also be an option to re-apply.

The house has a fenced area around the property separating it from the rest of the land, with gates leading up a private driveway to the property. Giving you your own secure and private area around the house with its patios and seating areas and parking.

To the left of the property is a fenced vegetable garden, which in the past the owners have grown vegetables in abundance. At present this would need recultivating, but it has its own irrigation system which is gravity fed from the water deposit which is situated on a small hill behind the property.

The land is approx. 22,892 m<sup>2</sup>, which is platformed and easily accessible and with almonds, olives, apple, quince trees and various other trees. At present there is a local farmer who takes care of and harvests the trees and in return gives some olive oil and almonds from the harvest to the owners. So, the maintenance of the land is all taken care of for you.

The house is being sold fully furnished with the exceptions of personal items. This property is a must see, if you are looking for peace and quiet with easy access but only a short 10 to 15 min drive to the nearest town and all amenities then this property is for you. Located in a stunning area of Velez Rubio, with easy access from Velez Rubio to Santa Maria de Neve road.

The property is also 45 minutes from the coastal resorts.

So an easy drive in the summer to the tourist areas and beaches



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## Features:

terrace

water heating

good condition

community garden

Garage

rooms individually heated