

# House for sale in Arboleas, Arboleas

299,000 €

Reference: RS17775 Bedrooms: 3 Bathrooms: 2 Build Size: 950m<sup>2</sup>



## Inland Almeria, Arboleas

Villa for Sale in Arboleas, Almería 3 bed, 2 bath villa with pool and stunning views, in the tranquil hamlet of Los Higuerales in Arboleas. It is only a short drive to a few bars/restaurants and Arboleas village, and also the bigger towns of Albox and Huerca Overa with all the amenities for day to day living. Double gates lead into a large tiled front area, providing plenty of parking. There is a gravelled garden to the left with established trees, and a pretty archway leads through to the very attractive and extensive terrace and pool area with outside shower. A terrace to the side of the conservatory, is a lovely spot for a morning coffee. This whole area is a beautiful place to enjoy the Spanish lifestyle, whilst enjoying the outstanding views all around. You can walk around to the rear garden/terraces via archways to the left and right of the property. This area is laid to gravel for easy maintenance and there are more trees and shrubs. Continuing on from here is a lovely and large terrace, part of which is covered and has an outside light, so the perfect spot to enjoy a cold drink in the shade, during the hot Summer months. There is a store for gas bottles, a brick barbeque, a wooden shed and a 3,000 litre water deposit. There is also a brick Casita with a window, lockable door, light and electricity. To enter inside the property, there is an inviting conservatory with sliding glass doors, and the front door leads into a spacious lounge with feature fireplace and log burner for the colder months. There is also a ceiling fan and double doors lead into the dining room, which has a door to the back garden. In the fully fitted kitchen, there are granite worktops, and a fully fitted utility room. There is a door here to the pool area. Back into the lounge, double doors lead into a small hallway and to the right is a double bedroom with fitted wardrobes and a ceiling fan. The modern family bathroom with bath is also here. There is a second double bedroom with a ceiling fan. The master bedroom with fitted wardrobes and a ceiling fan, has a Patio door to the rear terrace. The nicely decorated en-suite bathroom has a walk-in shower. This villa has integrated air conditioning in all bedrooms, lounge and dining room. This property needs to be seen to be appreciated, as it has so much to offer. The owners have maintained it to a high standard and this would make a wonderful family home, or a lock up and leave property.

**Property Features**  
3 Bedrooms 2 Bathrooms 950m<sup>2</sup> Build size 175m<sup>2</sup> Plot size Private Pool Furniture Negotiable Air Conditioning Private Terrace  
40 mins drive to a Beach 10 mins drive to the Shops EPC Rating Energy Certificate Being Processed Local Amenities  
Cities Almería 50 mins Murcia 1hr 22 mins Alicante 2hrs 13 mins Granada 1hr 43 mins Madrid 4hrs 37 mins  
Airports Almería 47 mins Alicante 2hrs 6 mins Murcia 1hr 13 mins



## Features:

garden

good condition