



## House for sale in Arboleas, Arboleas

**219 995 €**Réf rence: RS17777 Chambres: 3 Bain: 2 Construite: 140m<sup>2</sup>



## Inland Almeria, Arboleas

Villa for Sale in Arboleas, Almería Spacious 3 bed, 2 bath villa with pool and lovely views, in the delightful hamlet of Limaria, Arboleas. The villa is only a few minutes' walk from a lovely bar/restaurant, and only a short drive into Albox and Arboleas, with all the amenities you need for everyday living. Sliding gates open into a gravelled front garden, allowing parking for a few cars, and to the side is a wooden storage shed. There are some established shrubs and the whole area around the villa is currently low maintenance. It does need some love and attention, making it a blank canvas for a new owner to put their stamp on it. It is possible outside to walk all the way around the property. The pool is in need of a renovation back to its' former glory, and there is an outside shower. The views from here are stunning, so a wonderful outside space to enjoy the peace and tranquility. There is a nice terrace in front of the main entrance, which is through the conservatory with glass sliding doors and there is a ceiling fan. This is a wonderful space to relax with a book and a cool drink. From here, you enter the main house into the large lounge with a ceiling fan, and a pellet burner which feeds the central heating. The lounge easily has space for a dining table and chairs. The spacious fully fitted kitchen, has a useful storage/utility room, and a door leads out to the rear of the property. To the right of the lounge, an archway leads into a double bedroom with fitted wardrobes and a ceiling fan. There is a bathroom next door with bath, making this part of the villa, great for guests. On the other side of the lounge, there are two more double bedrooms with ceiling fans, and one has fitted wardrobes. There is a second bathroom with large walk-in shower. With a bit of TLC, this lovely villa would make a wonderful family home, or could be a lock up and leave holiday home.

**Property Features** 3 Bedrooms 2 Bathrooms 140m<sup>2</sup> Build size 609m<sup>2</sup> Plot size Private Pool Furniture Negotiable Central Heating Private Terrace 40 mins drive to a Beach 5 mins drive to the Shops EPC Rating Energy Certificate Being Processed Local Amenities Cities Almeria 50 mins Murcia 1hr 22 mins Alicante 2hrs 13 mins Grenade 1hr 43 mins Madrid 4hrs 37 mins Airports Almeria 47 mins Alicante 2hrs 6 mins Murcia 1hr 13 mins



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## Spécification:

garden

central heating

good condition