



## Apartment for sale in Huércal-Overa, Huércal-Overa

470.000 €

Referenz: R4922821 Schlafzimmer: 5 Badezimmer: 5 Grundstücksgröße: 420m<sup>2</sup> Garten: 506m<sup>2</sup>







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## Inland Almeria, Huércal-Overa

REDUCED BY 100,000€ FOR A QUICK SALE !!! This spectacular premium villa is located in the heart of Huercal-Overa town in the very sought after neighbourhood of Noria del Pino. This quiet setting offers the best of both worlds, being surrounded by large luxury houses whilst being just a walk away from the hustle and bustle of the market town centre.

The town offers a wide range of amenities including cinema, theatre, banks, shops, supermarkets, restaurants, parks and schools. The house is situated within a private plot of land which has a pedestrian street entrance, a vehicle entrance onto an open parking space as well as an electric gated vehicle entrance that leads down to the underground garage which can hold up to 6 cars and comes with a full workshop and storage. The grounds are fully terraced with just a few plant beds, making it very easy to maintain. The house is elevated due to the under build, with an entrance staircase leading up to a fantastic terrace and porch which wraps around the entire house and consists of an outside shower, BBQ and plenty of seating and entertaining areas. Internally, the villa has a very high quality finish with incredible details and fittings. The grand entrance hall provides access to the main lounge and dining room, a downstairs bedroom with terrace, family shower room and the fully fitted kitchen. The kitchen has ample storage cabinets as well as a large central island and a second lounge area which is separated by a breakfast bar. A rear door enters into an enclosed dining terrace through into the utility room. On the first floor there are 2 further double guest bedrooms, a shared terrace, a large study which could become another bedroom, an enclosed terrace which is used as a guest living room and the master suite. The master bedroom is a fantastic space which comes with a full walk in closet and dressing room and a spacious en suite shower room. Continuing up to the upper floor of this immaculate property is a large attic room which has been used as a bedroom, gymnasium or additional guest accommodation. From here you can access 2 terrace which boasts the fantastic views over the town and castle. The under build not only has the garage and workshop but also offers a second kitchen, fully equipped with a bread oven, modern appliances and a large dining table. There is a large bedroom as well as a family shower room. A truly magnificent property which must be seen! \* 4 floors \* Build Size 506 m<sup>2</sup> \* Plot Size 420 m<sup>2</sup> \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Private Terrace \* Roof Solarium \* Garage \* 30 minutes drive to the beach \* 1 minutes drive to the shops \* IBI property tax: €1.396,00 per annum \* Refuse fees: €148,28 per annum