



## Duplex for sale in Cuevas del Almanzora, Cuevas del Almanzora

154,000 €

Reference: R5119534    Bedrooms: 3    Bathrooms: 1    Plot Size: 54m<sup>2</sup>    Build Size: 103m<sup>2</sup>





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## Inland Almeria, Cuevas del Almanzora

Nestled in the peaceful hamlet of La Muleria, just a short drive from the unspoilt coastline of Villaricos, this charming three bedroom, one bathroom townhouse offers the perfect blend of traditional character and modern comfort. Set in a quiet and friendly village, the property enjoys a spacious front terrace, ideal for morning coffee or relaxing evenings which leads to the main entrance of the home. Inside, the ground floor layout is both practical and inviting. There are three well-proportioned bedrooms, a cozy snug complete with a traditional fireplace for cooler evenings, and a separate dining room that offers a warm and welcoming space for family meals or entertaining guests. The beautifully renovated kitchen has been tastefully updated, combining rustic charm with modern functionality. An internal courtyard brings natural light into the center of the home and provides a private outdoor retreat. The bathroom, also located on the ground floor, is comfortably fitted and conveniently positioned with the toilet being in a separate space. Upstairs, the home continues to impress with a bright and airy lounge, perfect as a second living space, and from here, access leads to a large upper terrace. This fantastic outdoor space is partly netted for added comfort and features a built-in barbecue, making it an ideal spot for entertaining while enjoying far-reaching views of the surrounding countryside. There is also a useful storage area to the rear of the property. La Muleria is a quiet and picturesque hamlet, yet it is just minutes from the sandy beaches, restaurants, and marina of Villaricos. The nearby towns of Vera and Cuevas del Almanzora provide all essential services, including supermarkets, healthcare, and schools, ensuring convenience while retaining a sense of peaceful rural living. This delightful townhouse would make a perfect full-time residence, holiday home, or rental investment offering space, character, and proximity to the coast in one very appealing package. \* 2 floors \* Build Size 103 m<sup>2</sup> \* Plot Size 54 m<sup>2</sup> \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Private Terrace \* Roof Solarium \* 5 minutes drive to the beach \* 5 minutes drive to the shops \* IBI property tax: €79,32 per annum \* Refuse fees: €205,60 per annum



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## Features:

Private Terrace