



Detached Villa for sale in Vélez-Blanco, Vélez-Blanco

265,000 €

Reference: R5184493 Bedrooms: 3 Bathrooms: 2 Plot Size: 8,566m² Build Size: 184m²





Inland Almeria, Vélez-Blanco

It is our pleasure to present with our Spanish Collaborators this pretty villa with panoramic views near Velez Blanco for sale. The Villa offers beautiful main gardens (4878m²), large lounge (29.91m²), three double bedrooms, modern kitchen, newly fitted ensuite and family bathroom, swimming pool with enclosed surrounding terraces, enclosed garden and terrace wrapping around the main villa, adjoining rustic parcel of land, currently with Almond Trees, giving additional 3239m². Our first impressions as we approach the villa, are to take a moment to embrace the quite stunning views. The villa is placed on flat land with the mountains of Los Velez in the distance, and Velez Blanco can be seen. This would be simply wonderful to sit and enjoy the town lit up in the evenings, with the Castle nestling on the mountain side too. The main garden is lined by rock walling, a sweeping stoned driveway leads to the villa, with established planting offering all year-round splendour. The villa itself is surrounded by enclosed fencing with gates. The main garden has a central island with planting, offering figs and palms, it is truly a wonderful space. The main gardens are spacious with 4878m² with plenty of stoned areas for parking. The fully enclosed garden wrapping around the villa includes the swimming pool with sun terraces, an additional enclosed parcel-housing the pool equipment, landscaped plant beds, mainly laid with stones for easy maintenance and plenty of space to be enjoying your life in Southern Spain. To the front of the villa, we first enter the fly free room, offering the perfect space for Al Fresco dining. Being brick built with roofing, it offers south, east and west views- the perfect spot to enjoy the sun rise with a coffee, and of course the exquisite sunsets with a glass of local vino. The fly free then leads to the kitchen, maximising the ease of dining in the inside/outside room. The kitchen is fully fitted with bright and modern wall and floor cupboards, appliances including gas hob with extractor fan, there is a south facing double glazed wooden window with shutters and a feature wooden door with glass panels. All the windows and external doors have regas, these are added to properties in Spain so you can have all the windows open and have no unwanted animals in your home. We head through to the large and bright lounge (29.91), having triple windows and double French doors to the back only adds to the spacious feel. The ceilings are high throughout the villa with vaulted beams for additional character. There is a log burner installed in the lounge and gas filled wall mounted central heating throughout the whole villa. There is also a ceiling fan fitted. The Master Bedroom leads from the right-hand side of the lounge, has a south facing window and French doors to the rear patio. There is also a newly fitted ensuite offering walk in shower, feature bowl sink, fitted radiator and is fully tiled. The further double bedrooms sit in the left-hand wing of the villa, with the family bathroom being placed in the centre of the rooms. This wing is accessed from a hallway off the lounge, the glass tiles at the top of the joining wall adding light and character. The feature wooden panelled ceilings and beams follow through this wing too. In the bathroom there are ceiling spotlights, bath with overhead shower, wall mounted radiator and west facing window and the walls are 2/3 tiled. The rear terrace is fully enclosed with curved brick walls and railings, with gates to the pool terraces. The area in front of the master bedroom French doors is covered offering a tranquil shaded area. There is a 4m² storage room with a further 6.21m² room to the rear- the later has the newly fitted water boiler and gas storage tank. We also have a covered area perfect for log storage and a large satellite dish. The east terraces include a good size swimming pool (footprint of 32m²) with surrounding sun terraces. The main pool is rectangular, with circular steps leading down and perfect for relaxing in while refreshing your feet. The landscapes can truly be appreciated here, with the carefully planned planting-mostly evergreen and views to the east, south and west- including views of the historical town of Velez Blanco and Castle to the west. There is a separate enclosed area- where the pool equipment is housed. The adjoining land of 3239m² is planted with established Almond Trees, that are currently managed by a local farmer. This is common practice here, they will control the land, maintain and prune the trees. You can either pay a very low fee or more common is they do this for free, harvest and give you some of the almonds in return. Or maybe you would like to manage and harvest yourself. The sweet almonds here are delicious and often served salted with your drinks in the local restaurants. Important Information Water - €43.24 per quarter- this depends on your personal usage

* Build Size 184 m² * Plot Size 8,566 m² * Private Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Furniture Negotiable * Private parking * 60 minutes drive to the beach * 5 minutes drive to the shops * IBI property tax: €169,27 per annum



sales@redrosepropertyspain.com

+34-602 627 580
