



## Detached Villa for sale in Arboleas, Arboleas

255,000 €

Reference: R5255323 Bedrooms: 3 Bathrooms: 2 Plot Size: 700m<sup>2</sup> Build Size: 111m<sup>2</sup>





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## Inland Almeria, Arboleas

In collaboration with our Spanish partners, we are delighted to present the opportunity to purchase this beautifully refurbished villa, finished to a high standard throughout. The property offers three bedrooms, two bathrooms, a fully fitted kitchen, and a spacious lounge with double doors opening onto a lovely terrace. This terrace will be enclosed to create a bright, versatile room that can be enjoyed all year round, allowing plenty of natural light into the home. The villa is located in the peaceful area of Los Colorados, while still being within walking distance of a local bar. The town of Arboleas, offering a full range of amenities, is just a 10-minute drive away. Access to the property is via a well-maintained tarmac road. The plot is fully walled and fenced, providing complete privacy and enjoying spectacular open views. A newly resurfaced ramp leads to a generous parking area. At the front of the property is a charming porch, most of which will be enclosed to create the bright all-year-round room. Inside, the lounge is spacious and filled with natural light, featuring a fireplace. The kitchen is fully fitted with brand-new appliances and granite worktops. There are three generously sized bedrooms and a modern family shower room. The main bedroom benefits from built-in wardrobes and an en-suite shower room with screen. Additional features include newly installed centralised dual-purpose air conditioning and double-glazed windows throughout. Outside, the plot is completely flat and fully usable. Printed concrete has been laid on the ramp and along the side of the property, while the remainder of the plot is finished with gravel for easy maintenance. The exterior views are truly breathtaking. The pool area features a brand-new swimming pool with a 10-year structural warranty, surrounded by an elegant terrace offering ample space for sun loungers, along with an outdoor shower. This is a fantastic opportunity to acquire a high-quality villa in a tranquil yet convenient location. Contact us today for further information or to arrange a viewing. \* Build Size 111 m<sup>2</sup> \* Plot Size 700 m<sup>2</sup> \* Ground floor \* Private Pool \* Water \* Electricity \* Telephone Possible \* Internet Possible \* Disabled Friendly \* Sun Terrace \* Parking \* 45 minutes drive to the beach \* 10 minutes drive to the shops \* IBI property tax: €374,00 per annum \* Refuse fees: €205,60 per annum



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## Features:

### Pool

Private

### Utilities

Drinkable Water