

# THINK PROPERTY...

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## AF597: 3 Bedroom Villa for Sale in Oria, Almería

155,000€ ≈£132,723



Villa Madina - A villa in the Oria area. (Resale)

Detached 3 bedroom villa in a beautiful rural setting with only two neighbours, situated just outside the sleepy hamlet of El Margen. The villa is only 3km from a village with bars / restaurants, and around 15 minutes drive from the towns of Oria and Chirivel which offer all amenities.

With a build size of 93m<sup>2</sup>, the villa sits in the middle of a 1555m<sup>2</sup> plot, much of which has been laid to concrete with feature beds and mature trees, making it an ideal low maintenance garden. An external staircase with a wrought iron hand rail leads up to a good sized roof terrace with stunning views to the mountains.

The front door opens into a spacious lounge / dining room with feature fireplace and two ceiling fans. An archway leads through to a modern fitted kitchen with great storage space, a ceramic hob and electric oven. The kitchen is tiled from floor to ceiling and incorporates a built-in pantry cupboard.

A second archway from the lounge leads into a hallway which gives access to three double bedrooms and a shower room comprising large glazed shower cubicle, WC and basin set in a vanity unit.

The villa benefits from gas central heating and double glazing throughout with fly screens and persiana blinds.

One of the neighbouring properties is also for sale - see APF 3819 - Villa Nevada.

- ✓ 3 Bedrooms
- ✓ 1,555m<sup>2</sup> Plot size

- ✓ 1 Bathroom
- ✓ No Pool

- ✓ 93m<sup>2</sup> Build size
- ✓

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