

**AF646: 2 Bedroom Villa for Sale in Oria, Almería**

**137,500€** ≈£118,546



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

Delightful 2 bedroom villa with swimming pool situated on the edge of a small hamlet within easy walking distance of a Spanish bar / restaurant and only 5 minutes drive from the traditional town of Oria. This well maintained villa for sale in Almeria Province is set in an elevated plot of 2284m<sup>2</sup> with fabulous views in all directions.

From a small covered porch to the front of the villa, glazed doors open into the lounge which has a fireplace with free standing wood burner. The wood burner is connected to the gas fired central heating system. To one end of the lounge is an opening through to a lovely kitchen / dining room with a glazed door leading out to the pool area. The kitchen is fitted with modern low level shaker style units with a contrasting work surface, and includes a gas range, fridge freezer and washing machine.

From the lounge, an archway leads through to a small hallway which gives access to the bedrooms and bathrooms. The master bedroom is a good sized room with air conditioning and an ensuite shower room with corner glazed shower cubicle, WC and pedestal basin. Bedroom 2 is a good sized double room, also with air conditioning. The family bathroom comprises a full size bath with shower over & glazed shower screen, WC, basin and a towel radiator.

The kitchen door leads out to a covered fly screen enclosed area overlooking the pool, ideal for alfresco dining. The 8x4m fibre glass pool is set in a private walled patio with built in seating, a built-in barbecue and plenty of space for sunbathing. To one end of the pool is a brick built cupboard which houses the pool electrics, and to the other end is a pump with a connection ready to add solar heating if desired.

- ✓ 2 Bedrooms
- ✓ 2,284m<sup>2</sup> Plot size
- ✓ 2 Bathrooms
- ✓ Private Pool
- ✓ 80m<sup>2</sup> Build size
- ✓