

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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## AF688: 4 Bedroom Villa for Sale in Arboleas, Almería

235,000€ ≈£198,751



Villa Carlos - A villa in the Arboleas area. (Resale)

Fabulous two storey villa comprising two self contained accommodations, ideal for extended families or to provide a rental income. The villa has a total build size of 160m<sup>2</sup> and is set in an enclosed plot of 630m<sup>2</sup> with an 8x4m swimming pool. This versatile property for sale in Almeria Province is situated in the popular village of Limaria, Arboleas, only a few minutes drive from the large town of Albox which offers all amenities, and around 35 minutes from the coast.

The ground floor of the property comprises a one bedroom apartment and has its own entrance and parking area. The apartment has an internal marble staircase linking it to the first floor, although the stairs can be closed off as required. The apartment has a bright & airy open plan living room with a kitchenette and patio doors to the garden. The spacious bedroom has fitted wardrobes and an ensuite shower room, and there is also a separate cloakroom with WC and basin. Hot & cold air conditioning has been installed in the living room and bedroom. To the front of the apartment is a covered porch and an external staircase leading to the pool area above.

A concrete stamped driveway leads up to the top floor of the villa where a covered terrace overlooks the low maintenance garden with artificial grass and swimming pool set in a tiled patio with ample space for sunbathing. The front door opens into a bright and spacious lounge / dining room with a pellet stove and patio doors to a south facing terrace with beautiful views over the surrounding area. An open archway leads into a fully fitted kitchen with gas hob, oven, American fridge freezer, dishwasher and washing machine. There are three double bedrooms, two of which have fitted wardrobes, and a family bathroom comprising bath with shower over, WC, and twin basins set in a vanity unit. The living room and all bedrooms have hot & cold air conditioning, and the windows throughout the property are wood effect aluminium with fly

- ✓ 4 Bedrooms
- ✓ 630m<sup>2</sup> Plot size

- ✓ 2 Bathrooms
- ✓ Private Pool

- ✓ 160m<sup>2</sup> Build size
- ✓