

# THINK PROPERTY... THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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PARTNERSHIP  
ESTABLISHED 1986

## DV1530: 3 Bedroom Villa for Sale in Cuevas del Almanzora, Almería

249,950€ ≈£215,457



**La Algarrobina** : Situated close to the award winning Desert Springs Golf Resort, we are pleased to offer for sale a very solid country property with good outside space, private swimming pool and internally full of character and tradition. The entire plot is walled and the entrance is gated. The property comprises on the ground floor a spacious and canopied terrace, entrance hallway, living room with a wood burner and Andalusian shelving, separate dining room with beamed ceiling, large utility room, kitchen and two double bedrooms; one with en-suite bathroom, and a guest bathroom.

A wooden staircase from the hallway takes you to the upper floor and the master suite; bedroom, dressing room, and en-suite bathroom. From this level you have access to a super sunny terrace with lovely views towards Desert Springs.

The master bedroom and one of the double bedrooms has air conditioning.

There is plenty of storage.

### Local Area

The Mediterranean Sea washes the coastline of the municipality of Cuevas del Almanzora along a stretch of 14 kilometres and inland for 263 square kilometres. The rough and jagged coastline, interspersed with sandy shallow bays, is ideal for snorkelling and sunbathing. Villaricos is a small fishing village on this coastline, with a harbour and a marina, and an assortment of cosy tapas bars, shops and restaurants. The town of Cuevas del Almanzora is so named because of the many caves that were once inhabited in the Rio Almanzora valley, and in fact, some are inhabited to this day. Today Cuevas is a thriving market and farming town with a booming economy and rapid economic growth. Reknowned in Andalusia for it's Semana Santa, Easter, celebrations the old town of Cuevas has a certain charm. There are museums with artefacts dating from Neolithic times and the church is magnificent. The municipality is also home to Desert Springs Golf Resort.

- ✓ 2 Floors
- ✓ 173m<sup>2</sup> Build size
- ✓ Air Conditioning
- ✓ Mountain Views
- ✓ Private Garden
- ✓ 15 mins drive to a Beach
- ✓ 3 Bedrooms
- ✓ 1,054m<sup>2</sup> Plot size
- ✓ BBQ
- ✓ Near a Golf Course
- ✓ Private Pool
- ✓ 15 mins drive to the Shops
- ✓ 3 Bathrooms
- ✓ Private Pool
- ✓ Fire place / Woodburner
- ✓ Orientation South/West
- ✓ Solarium
- ✓ IBI (Property Rates): 330.42€ Annually

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