

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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## PBRub01: 6 Bedroom Villa for Sale in Valle del Este, Almería

668,800€ ≈£563,885



**Valle Del Este:** Discover this spectacular and bright independent villa of 286 m<sup>2</sup> built, located on a large plot of 1,380 m<sup>2</sup>. Fully furnished and equipped, ready to move into!

The house is distributed over 3 floors. On the ground floor you can enjoy 2 cozy bedrooms with built-in wardrobes, a full bathroom, kitchen-dining room, laundry room and a spacious living room. From here, you can access an impressive 118 m<sup>2</sup> terrace with privileged views of the golf course.

On the first floor there is a splendid bedroom with an en-suite bathroom, and a second bedroom that can serve as an office or dressing room, with access to a fascinating 30 m<sup>2</sup> terrace.

Finally, the basement has 2 great bedrooms, a bathroom, and a cinema room. Thanks to its 2 interior patios, the basement receives direct ventilation and natural light. In addition, you will have direct access to an extensive garden of more than 400 m<sup>2</sup>, designed with high-quality artificial grass and an 8x4 m<sup>2</sup> pool with a modern porcelain finish, ideal for enjoying the magnificent climate of the area and relaxing with views of Hoyo 15 of the Valle del Este Resort.

The house has superior qualities, white marble coverings on floors and porcelain tiles in bathrooms, solid white lacquered doors, exterior doors and windows made of grey aluminium with shutters. Installation of air conditioning and heating through ducts throughout the house. Garden areas and more than 400 m<sup>2</sup> of top-quality artificial grass. It also has 2 private parking spaces.

Located within the **Agave Residential**, on the exclusive **Valle del Este golf course in Vera**, just in front of the exit of Hoyo 15, a quiet urbanisation with a communal pool and garden areas. From the residential you can walk to the Hotel Valle del Este Golf Resort, where you will find a magnificent spa to relax in, a shopping centre where you will find various restaurants, a supermarket and paddle tennis courts. The Valle del Este golf course is located just a few minutes from Vera Pueblo,

- ✓ 3 Floors
- ✓ 286m<sup>2</sup> Build size
- ✓ Furnished as per inventory
- ✓ Central Heating
- ✓ Private Garden
- ✓ Terrace
- ✓ IBI (Property Rates): 1,005.23€ Annually
- ✓ 6 Bedrooms
- ✓ 1,380m<sup>2</sup> Plot size
- ✓ Air Conditioning
- ✓ Laundry Room
- ✓ Private Pool
- ✓ 15 mins drive to a Beach
- ✓ 3.0 Bathrooms
- ✓ Private Pool
- ✓ Allocated Parking
- ✓ Near a Golf Course
- ✓ Private Terrace(s)
- ✓ Community Fees: 161.98€ Monthly

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