

**APF-5439 - Villa Alberti - Arboleas**



**€ 155,000**

Villa Detached Resale

Land area - 650 m Floor area - 104 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

\*\*\* REDUCED \*\*\*

OPEN TO OFFERS

A 3 bedroom, 2 bathroom villa located in the popular Los Torres area of Arboleas. From its elevated position it enjoys fantastic far reaching mountain views. There is a traditional Spanish country bar within a 15-minute walk and the village of Arboleas is just a 7-minute drive away.

The villa sits on a walled plot of 650m with a gravel driveway. The plot is a blank canvass and ready for someone to add there own imaginative landscaping and planting. There is a tiled path all around the property with a tiled terrace at the rear. There is ample parking space.

The villa is a spacious light and airy 104m<sup>2</sup> and comprises of an entrance door leading into a hallway with an archway leading into the large and spacious lounge/dining room with air conditioning. A part glazed door to the left opens into the spacious and bright fully fitted kitchen comprising a good range of wall and floor units, gas hob with extractor above, electric oven, dishwasher and washing machine. From here a door opens into the utility room with gas boiler, sink and room for white goods and there is a door leading outside to the side of the property.

Back in the entrance hall doors lead off to the three double bedrooms with fitted wardrobes and to the fully tiled guest bathroom comprising a full size bath, WC and pedestal wash hand basin.

The master bedroom is a really good size and has air conditioning and built in wardrobes, double doors lead out to the garden, the fully tiled en suite to the master bedroom compsises a shower cubicle with sliding doors, WC and pedestal wash hand basin.

This house is included in the Innovation 14 project of the municipality of Arboleas.

Arboleas village has all the amenities you require for day to day and includes an excellent supermarket, medical centre, chemist, post office, banks, gym, small shops, pavement cafes, tapas bars and restaurants, a vet's and a weekly street market on Saturdays. The larger town of Albox is 10 minutes' drive away with many more amenities. The Mediterranean coastline with its beautiful unspoiled beach resorts such as Vera Playa, Mojacar, Garrucha can be reached in 30 to 40 minutes and there are three airports within easy commute, Almeria, Murcia and Alicante.