

**APB-5736 - Villa Torre - Arboleas**



**€ 365,000**

Villa Detached Resale

Land area - 791 m Floor area - 251 m

5 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

A superb 251 m<sup>2</sup>, 5-bed villa in very good condition set on a 791 m<sup>2</sup>, walled and gated plot with great views situated just a few minutes from the town.

The village of Arboleas has an excellent supermarket with butchers, brand new medical centre, chemist, post office, tapas bars and restaurants, banks and a gym as well as a weekly street market on Saturdays. The town of Albox has many more facilities. The coastal resorts of Vera Playa, Mojacar etc can be reached in 35 to 45 minutes and there are three airports within easy reach via excellent motorway connections, Almeria, Murcia and Alicante.

The villa its self is 209 m<sup>2</sup> and the 146 m<sup>2</sup> downstairs has an entrance hall, a large lounge with an open fireplace, a separate dining room, a large fitted kitchen, 3 bedrooms, two with fitted wardrobes and en-suite bathrooms and 1 guest toilet.

The 63 m<sup>2</sup> upper floor has 1 very large master bedroom with a large walk-in wardrobe and an ensuite bathroom. There is also a large roof terrace with a large, round "tower room" which could be a private office or even another bedroom.

The property has A/C and central heating though out and comes partially furnished. Outside, there is a large inner patio off the kitchen with a separate washing machine/central heating boiler room, a large front garden, a drive with ample parking, a rear garden with a large pool and patio area, a separate 42 m<sup>2</sup> guest quarters with a large bedroom, a bathroom and a separate lounge.

The property is set on 791 m<sup>2</sup> plot with fabulous views and has a total construction size of 251 m<sup>2</sup>. It is situated just a few minutes from town with the coast and various golf complexes about 30 min away.