



**APF-3461 - Villa Rafaelia - Oria**



**€ 137,500**

Villa Detached Resale

Land area - 2,284 m Floor area - 80 m

2 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Yes

Swimming Pool: Private

Delightful 2 bedroom villa with swimming pool situated on the edge of a small hamlet within easy walking distance of a Spanish bar / restaurant and only 5 minutes drive from the traditional town of Oria. This well maintained villa for sale in Almeria Province is set in an elevated plot of 2284m2 with fabulous views in all directions.

From a small covered porch to the front of the villa, glazed doors open into the lounge which has a fireplace with free standing wood burner. The wood burner is connected to the gas fired central heating system. To one end of the lounge is an opening through to a lovely kitchen / dining room with a glazed door leading out to the pool area. The kitchen is fitted with modern low level shaker style units with a contrasting work surface, and includes a gas range, fridge freezer and washing machine.

From the lounge, an archway leads through to a small hallway which gives access to the bedrooms and bathrooms. The master bedroom is a good sized room with air conditioning and an ensuite shower room with corner glazed shower cubicle, WC and pedestal basin. Bedroom 2 is a good sized double room, also with air conditioning. The family bathroom comprises a full size bath with shower over & glazed shower screen, WC, basin and a towel radiator.

The kitchen door leads out to a covered fly screen enclosed area overlooking the pool, ideal for alfresco dining. The 8x4m fibre glass pool is set in a private walled patio with built in seating, a built-in barbecue and plenty of space for sunbathing. To one end of the pool is a brick built cupboard which houses the pool electrics, and to the other end is a pump with a connection ready to add solar heating if desired.

An external staircase leads up to a roof terrace with stunning 360 degree views, and the below stairs cupboard houses the boiler for the heating system.

The garden around the house is laid to gravel chippings with a weed membrane below, making it very low maintenance. There are raised plant beds and mature trees including fig, apple, olive and almond.