

**APF-3552 - Villa Amalita - Albanechez**



**€ 159,000**

Villa Detached Resale

Land area - 603 m Floor area - 115 m

3 bedrooms

2 bathrooms

Total Rooms - 8 rooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

Fabulous 3 bedroom villa with pool for sale in Almeria Province, situated within walking distance of the charming small town of Albanechez which offers all amenities for daily living.

With a build size of 115m<sup>2</sup>, this well maintained villa is set in a walled / hedged & gated plot of 603m<sup>2</sup> with a gravelled parking area for several vehicles. To the front of the villa is a large covered arched porch which overlooks the pool and garden.

From the porch, patio doors open into a spacious kitchen which is fitted with a good range of wall & base units, a gas hob, electric oven, dishwasher and fridge freezer. The kitchen offers ample space for a dining table & chairs. A door from the kitchen leads through to the lounge which has a free standing wood burner to one end, and patio doors leading out to the porch to the other end.

The master bedroom is situated off the lounge, and shares a Jack & Jill style shower room with Bedroom 2, which also has patio doors leading out to the rear garden. The shower room comprises a large walk-in shower cubicle with sliding glazed doors, WC, bidet and pedestal basin. Bedroom 3 is situated off the kitchen, along with a separate bathroom comprising full size bath with shower over, WC, bidet and pedestal basin. There is also a useful storage cupboard off the kitchen.

The villa benefits from hot & cold air conditioning as well as ceiling fans in the lounge and all bedrooms, and there is double glazing with persiana blinds and security rejas throughout.

Outside, the pool is set in a tiled patio with ample space for sunbathing, and an adjoining patio offers a delightful seating area with a stone table & bench seats. The remainder of the low maintenance plot has been laid to gravel and is planted with a variety of fruit trees.