

**APA-3832 - Villa Aud - Arboleas**



**€ 172,500**

Villa Detached Resale

Land area - 862 m Floor area - 133 m

3 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

Lovely three bedroom, three bathroom villa with bespoke swimming pool situated within walking distance of the charming small town of Arboleas which offers all amenities for daily living. With a build size of 133m<sup>2</sup>, this spacious villa is set in split level walled & fenced plot of 862m<sup>2</sup> with fantastic valley views.

The living area of the villa comprises a fully fitted kitchen / dining room with double doors leading out to a terrace and an archway which leads through to the lounge which features a corner fireplace housing a log burner. A hallway off the lounge gives access to the bedrooms and bathrooms, and houses a useful storage cupboard.

The huge master bedroom has fitted wardrobes, space for a seating area, and a large ensuite bathroom with both bath tub & shower cubicle. There are two further double bedrooms, one with ensuite shower room, and a separate family bathroom with both bath tub & shower cubicle. The villa benefits from hot & cold air conditioning throughout along with ceiling fans in the lounge and master bedroom.

Outside, the rear terrace makes an ideal spot for alfresco dining whilst enjoying the lovely views. An archway leads through to the pool area where the bespoke shaped pool is set in a private walled patio. From the terrace, steps lead down to the lower level of the plot which is gravelled and planted with established olive trees.

The town of Arboleas offers all amenities including a supermarket, tapas bars, restaurants, a medical centre & pharmacy, banks and a weekly market every Saturday morning. The coastal resorts of Garrucha, Mojacar and Vera Playa can be reached in 20-30 minutes and there are three airports within an easy commute; Almeria, Murcia (Corvera) and Alicante.