



**APF-4206 - Villa Pablito - Albox**



**€ 159,750**

Villa Detached Newly Built

Land area - 2,500 m Floor area - 189 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

**!! REDUCED BY OVER 20K EUROS !!** Bright & spacious 3 bedroom villa in a rural setting just outside the popular town of Albox which offers all amenities including a wide range of shops, supermarkets, banks, schools, cafes, tapas bars, restaurants, sports facilities, a 24 hour medical centre and two weekly markets.

With a larger than average build size of 189m<sup>2</sup>, this detached single storey villa is set in a generous plot of around 2500m<sup>2</sup>. Although it was originally built in 2006, the villa has never been occupied so is in brand new condition throughout.

To the front of the villa is a covered terrace from which the front door opens into a reception / dining room with feature triple windows to one end. An arch on the left leads into a fully tiled kitchen with a glazed door leading out to the garden. The kitchen is not fitted so the buyer can install a kitchen of their own choosing. Adjoining the kitchen is a large tiled pantry / utility room.

An arch to the other side of the dining room leads into a huge dual aspect lounge with feature open fireplace. A hallway off the lounge gives access to the bedrooms and bathrooms. The large master bedroom has a glazed door out to the garden and an ensuite shower room comprising corner shower tray, WC, bidet and pedestal basin. There are two further double bedrooms, one with a glazed door to the garden, and a separate shower room comprising corner shower tray, WC, bidet and pedestal basin.

Outside, the garden is currently a blank canvas for landscaping, and there is ample space for an above ground pool. The garden area will be cleared prior to purchase.

The large town of Albox is only 1.5km from the villa, and the beautiful coastal resorts of Mojacar, Garrucha and Vera and be reached in around 40 minutes.