

**APB-4634 - Villa Rosas - Arboleas**



**€ 187,000**

Villa Detached Resale

Land area - 1.1505 hectares Floor area - 106 m

3 bedrooms

One bathroom

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

**\*\*REDUCED \*\***

Detached 3 bedroom, 1 bathroom villa with garage and outbuilding for sale in the Arboleas area of Almeria Province, situated just a few minutes stroll from a popular bar, large supermarket, and a bar / restaurant.

With a build size of 106m<sup>2</sup> the villa is set in an urban plot of 1045m<sup>2</sup> so it will be possible to obtain permission to have a swimming pool installed if desired. Also included in the sale price is an adjoining plot of 10.460m<sup>2</sup> situated to the rear of the villa with a 95m<sup>2</sup> agricultural building.

The villa is completely habitable but in need of some modernisation throughout. It comprises a fitted kitchen, sitting room, lounge / dining room, three good sized bedrooms and a family bathroom.

The garage is situated to the rear of the villa and the plot includes a small olive grove.