

**APF-5092 - Villa Manzana - Partalao**



**€ 159,000**

Villa Detached Resale

Land area - 3,946 m Floor area - 124 m

2 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

**!!! EXCLUSIVE TO ALMERIA PROPERTY FINDER !!!**

**!! RDUCED !!**

A lovely detached villa with a build of 124m<sup>2</sup> having 2 bedrooms and 2 bathrooms, is for sale within an easy stroll of the picturesque, but small hamlet of Piedra Amarilla, Partalao, where there is a mixed Spanish and Ex pat community and two popular bar/restaurants. The much larger market towns of both Albox and Cantoria, which as well as their large weekly street markets, have an abundance of shops alongside the more practical amenities Supermarkets, banks, Medical etc. are just a short drive. Within 45-50 mins you can be down at some of the area's best beach/coast resorts Mojacar. Vera, Garrucha etc all with great restaurants, bars, golf courses plus you have easy motorway access to both Almeria and Murcia cities with international airports.

This very well-presented villa is set on a plot of over 3946m<sup>2</sup>, with the front entrance door opening into the good sized lounge/ diner with dual aspect windows, a corner situated log burner with a marble surround, air conditioning. From here a door opens into the fully fitted kitchen comprising wall and floor units, new AEG electric oven, 5 ring gas hob with extractor over, double sink, dish washer, washing machine, new fridge freezer and space for a small table and chairs. The door from the kitchen opens into the newly built covered sun room with glazed windows and flyfree with a tiled floor creating a fabulous place for seating and dining.

Back from the hallway there is an archway providing great fitted storage cupboards.

A door gives access to bedroom 1 which is a good sized double room with fitted wardrobes, air conditioning, a door opens into the en suite comprising large walk in shower with resin base and a large glazed screen, rain shower head, WC, bidet, pedestal wash hand basin with mirror storage above.

Bedroom 2 is another good sized double bedroom with fitted wardrobes, ceiling fan, a door opens into the en suite comprising a separate corner glazed shower cubicle, bath with shower over, WC, bidet, pedestal wash hand basin, storage unit

Outside, the property is approached through double metal gates which has an additional pedestrian gate, leading onto a large gravel driveway with established trees and shrubs where there is a covered carport suitable for two cars and it is possible to drive through the additional metal double gates to the side of the house to the garage.

The detached garage has split front doors and also a side pedestrian door and houses work benches, power points throughout, space for washing machine. At the rear of the garage is a large pet kennel and pen.

There is a large piece of land with a separate access which is suitable for keeping horses with a storage shed in the field, perfect for a feed room etc, and water. From the double gate access from the road is a strip of land which runs along the side of the house which is part of the field.

The front and rear gardens are separated by a fence on one side and a wall on the other. In the front garden is a small shed with a log store and to the side of it is a brick built store housing the 2000L water deposit which is mains fed.

There are mature olive trees in the garden and lots of space with scope to create a wonderful garden and with enough space to install an above ground pool. The side of the house is planted with almond trees and there are fabulous views from all aspects of the house.

The villa has mains water and electricity connected and benefits from new tilt and turn double glazing, new doors, new log burner, two new inverter air conditioning, electric water heater.