

## APA-5241 - Villa Cisne - Arboleas



**€ 230,000**

Villa Detached Resale

Land area - 650 m Floor area - 128 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

Located in the popular area of Los Torres just 7 minutes drive from the village of Arboleas and all amenities and there is a small traditional country bar within a 10 to 15 minute walk. Los Torres is popular because of its elevated position it enjoys spectacular far reaching views and this property is no exception.

Set on a fully walled plot of 650m<sup>2</sup> with electric entrance gates with a pedestrian gate insert opening onto a paved driveway for off road parking. There is a covered terrace from which to sit and enjoy the fantastic views, and a tiled staircase leads up to a huge roof terrace with amazing 360 degree views.

To the side of the villa is an 8 x 4 swimming pool which has recently been completely refurbished and is surrounded by terrace for sunbathing and soaking up the sun's rays. There are also various seating areas around the gardens which are laid to gravel for ease of maintenance with some established trees, shrubs and plants. To the rear is an outside bar and the most amazing views down the valley. To the side is a very useful store room and there is also a back up water deposit tank.

The villa itself has 128m<sup>2</sup> of living space including the covered terrace. The front door leads into an entrance hall. To the left double doors lead into a lovely lounge with a brick feature log burning fireplace. A single access door leads out from here to the covered terrace. Back out in the hallway is access to a fully fitted kitchen with integrated dishwasher and off here a single door leads to a covered utility area housing the washing machine. There is a family bathroom, two double guest bedrooms and then at the end of the hallway the master suite with a private en suite shower. There is hot and cold air conditioning throughout and fitted wardrobes in all 3 bedrooms.

This property has been a family holiday home and also a rental property generating a good income. It lends itself to being either a permanent residence in this popular hamlet or an easy lock up and leave holiday bolt hole. It can be sold fully furnished, subject to negotiation if required so that you can simply move straight in.

Arboleas is a thriving village with all the amenities you require including an excellent supermarket, medical centre, chemist, banks, newsagents, post office, a gym, vets, small shops, pavement cafe and tapas bars and restaurants and a weekly street market on Saturdays. The unspoiled golden beaches of the Mediterranean at Vera Playa, Mojacar, Garrucha etc can be reached in 30 to 40 minutes and there are three airports within easy commute via excellent motorway connections, Almeria, Murcia and Alicante.

Priced realistically to sell in this popular area this really is a property to be added to your viewing list.