

APC-5331 - Villa Avalon - Arboleas



€ 194,950

Villa Detached Resale

Land area - 986 m Floor area - 122 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

A main 2 bedroom spacious villa with a fully independent 1 bedroom guest apartment adjacent plus an 8x4 private swimming pool, car port, two double entrance gates in Arboleas within easy walk of two popular bar restaurants,

We are delighted to bring to market, and would advise a quick viewing, this beautifully presented villa and gardens situated in the much sought after Los Carrascos community of Arboleas. It is within an easy walk of two very popular restaurant/bars and approx 25 min walk 3 min drive from Arboleas town centre. Here you'll find a good number of great bar/restaurants, small shops, Saturday street market alongside of the more practical amenities. Banks, Pharmacy. Medical centre, gym, post office, hair dressers etc. The larger market towns of both Albox and Huercal Overa are just a short drive away and in each of these you'll find big super markets an abundance of shops and lots more bars/cafes/ restaurants. A number of Almeria's best beach resorts along with some great golf courses. The beaches at Mojacar, Garrucha and Vera are between 25-35 mins drive away and you have easy motorway access to both Almeria and Murcia (Corvera) airports and cities.

Starting with the outside space with a plot of 986m² it's far larger than average and has been designed to be easy to maintain with established palms, bonsai shaped Olive trees and yuccas to provide colour and maximise sunshine hours and the amazing views. The outside is split into two main areas. A small/secure area to the front which is accessed via double gates onto driveway parking area and a covered car port. To both the left and right of this you have decorative privacy walls with lockable iron work gates that lead into the

main and very private rear garden area. On the right running down along the villa you have a detached casita/store room, a wood storage area and a lockable metal store shed. On the left a flagstone path and few steps leads you down to the self contained apartment and runs on via a wonderful mature date palm and wood water feature, alongside a much used and lengthy covered porch/awning out into the garden. An expansive moulded concrete patio / sun deck adjoins the covered porch before opening out and totally surrounds the Roman ended tiled 8 x 4 mtr swimming pool. Passing by the pool is an additional large part of the garden mainly laid to gravel, where you have the properties second double access gate that leads onto a purpose built concrete multi purpose parking area designed to park a motor home.

Moving on to the inside of the house, it has been built to a very good quality and designed, purposely, to reflect many of the features you would find in a traditional Andalucian property which have been blended perfectly alongside the modern conveniences such as air conditioning, fly screens, ceiling fans etc. The quality wood doors and windows are striking features.

The main villa is set over a single level and affords over 80 mtrs of internal space comprising a spacious open lounge dining area with integral wood burner, double door access out to a covered porch/seating area. This opens via a large arch into a good sized fitted kitchen (all appliances to remain) off which you have a very good sized utility room (with door access out to garden), a cloakroom with WC and wash basin.

An internal door from the dining area takes you into a good sized hallway with further door access out to the covered porch and access to the property's other rooms. A large family bathroom with both a full bath and shower storage cupboard. A separate linen cupboard and two very good sized double bedrooms both with fitted wardrobes.

Immediately adjacent to the villa is the 42m² detached guest apartment. It comprises a full second kitchen with vaulted ceiling, bathroom and good sized bed sitting room.

The property has spectacular views and benefits from mains connected electricity and water.