

APC-5363 - Villa Margarita - Arboleas



€ 289,950

Villa Detached Resale

Land area - 882 m Floor area - 158 m

4 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

A beautiful, impressive 4 bedroom, 3 bathroom detached villa with a build of 158m² and self contained accommodation located in the pretty but small established community of Los Garcias, Arboleas. Surrounded by beautiful countryside and great walking trails that are just a 4 min drive from Arboleas centre and 2 mins drive/easy walk from two very popular bar/restaurants. Arboleas, as well as two weekly street markets, has a good number of cafe/ bar restaurants many of which host entertainment, a very friendly mixed ex pat/Spanish community along with many of the more practical amenities required for day to day living small shops, supermarket, banks, medical centre, hair and nail salons, communal pool etc all with English speakers. The far larger market towns of both Albox and Huerca Overa are just a short drive and many of Almeria's prettiest beach resorts Vera, Mojacar, Garrucha are within a 30-35 min drive. There is great motorway access to both Murcia and Almeria cities both of which have airports.

The property sits centrally within beautiful and private fully walled gardens on a plot of 833m² which has both double gate vehicle access and single pedestrian gate access. The gardens which have been cleverly segregated by current owners using privacy walls, decorative balustrade etc to create a number of secure and private areas in which to relax, dine, entertain etc and take in the wonderful surrounding views. They incorporate a long sand block drive way, covered car port, a heated 8 x 4 swimming pool, numerous terraces, pool side fly screened bar/casita, a wonderful orchard, a number of sectioned off storage/utility areas, irrigation system, back up water deposit, large roof terrace and pool side bar/ casita

The villa is set over a single level and has been cleverly designed/laid out and benefits from a lot of extras that have been incorporated by current owners air conditioning in all keys rooms, fly screens fitted throughout, fitted wardrobes, UK Sky dish.

Access at front is via a wonderful glazed conservatory come second living room which enjoys wonderful views and boasts air conditioning, fly screens and multi sliding doors/windows. The front door takes you from this into a beautiful and very spacious central lounge with corner mounted wood burner. Through an arch access this flows beautifully into a good sized dining room (with door access into back garden) on via further arched access, into the kitchen (all appliances to remain) with drinking water system. Off of this you have internal door access into the properties first double bedroom with a very spacious en suite shower room and onto a very large utility room/come pantry which has additional door access out to back garden. This section of the house has been designed and incorporated to provide self contained guest accommodation.

Back to the lounge and at opposite end you have arched access into a hallway which in turn connects to the sumptuous full family bathroom, 2 double guest bedrooms and the very spacious master bedroom with a further full en suite bathroom to a very high standard.

The property has mains water and electricity connected and white goods only.