

**APF-5533 - Villa Aracely - Arboleas**



**€ 249,995**

Villa Detached Resale

Land area - 743 m Floor area - 202 m

4 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Yes

Swimming Pool: Private

We are pleased to offer this immaculately presented and well maintained 4 bedroom, 3 bathroom detached villa set in a larger than average private and elevated plot of 743m<sup>2</sup> with an 8x4m swimming pool, maintenance gardens and stunning far reaching views over the surrounding mountain ranges located in the hamlet of Limaria, Arboleas.

The village of Arboleas has an excellent supermarket with butchers, brand new medical centre, chemist, post office, tapas bars and restaurants, banks and a gym as well as a weekly street market on Saturdays. The town of Albox has many more facilities. The coastal resorts of Vera Playa, Mojacar etc can be reached in 35 to 45 minutes and there are three airports within easy reach via excellent motorway connections, Almeria, Murcia and Alicante.

Approaching the property, which has a build of 202m<sup>2</sup>, through an electric sliding wrought iron gate opening into a large paved driveway leading to the car port with ample space for parking several cars, and enough space for a motor home. To the front is artificial grass with shrubs and the rest of the garden area being gravelled.

From the driveway there is a large covered terrace overlooking the pool and garden with fantastic views and a metal staircase leading up to the roof terrace.

From the covered terrace the double patio door open into a large, bright dining room with a ceiling fan, there

is a feature archway opening looking into the fabulous large fully fitted kitchen comprising ample wooden wall and floor units, granite worktops, dishwasher, fridge-freezer, electric hob and oven. From the dining room there is also a separate utility room with storage cupboards, washing machine, another fridge, gas water heater and a door leading to the side garden.

From the kitchen a half glazed door opens into a very large lounge with a pretty, corner feature fireplace housing an inset fan assisted wood burner, hot and cold air conditioning, ceiling fans and triple aspect windows making this a really bright room. A half glazed single door leads into the entrance hallway.

From the driveway the front entrance door opens into this entrance hall, a passageway to the right gives access to the rest of the rooms.

On the right is a large double room with hot and cold air conditioning and a ceiling fan. On the left a door opens into the guest bathroom comprising a full size bath with shower over and a glass screen, WC, bidet and a super storage unit with drawers and cupboards vanity unit with a large inset mirror and wash hand basin.

On the left is the large master bedroom with fitted wardrobes, hot and cold air conditioning, ceiling fan and a door opening to the en-suite shower room comprising a large walk in shower cubicle with glazed doors, WC, bidet and a floating vanity unit with wash hand basin.

At the end of the passageway is another double bedroom with hot and cold air conditioning and a ceiling fan. From here a door opens into a small passageway which gives way to the fourth bedroom and a shower room comprising a glazed shower cubicle, WC and pedestal wash hand basin. This bedroom is currently being used as a treatment room and benefits from a ceiling fan, hot and cold air conditioning and a door leading to outside. These rooms would be suitable to create a self contained suite as it has independent access from the rest of the villa.

Outside is the beautiful pool area with a lovely 8x4m swimming pool with Roman steps to one end which benefits from a private, large surrounding terrace with ample space for sitting and relaxing, loungers on artificial grass, the views from the pool area are outstanding. The covered terrace is a fabulous space, ideal for al fresco dining overlooking the pool and surrounding mountain ranges.

The roof terrace offers more seating space and again a fabulous place to sit and enjoy the outstanding views.

The gravel garden areas are low maintenance with a storage shed, this property is very private and cannot say enough that the views are stunning.

The property benefits to all of the rooms with metal blinds, security rejas and hot and cold air conditioning. There are high quality wooden fittings and fixtures throughout. All mains services are connected, and the property also benefits from fiber optic internet connections and satellite tv.



This should be added to your viewing list if you are looking for a private, stunning villa with amazing views.