# APF-4630 - Casas Concepcion - Huercal-Overa



**€ 189,995**

Villa Detached Resale

Land area - 405 m Floor area - 243 m

5 bedrooms

5 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

EXCELLENT OPPORTUNITY! Two adjoining modern houses set in a walled plot of 405m2 in the la Concepcion area of Huercal Overa in Almeria Province.

One of the houses comprises 3 bedrooms & 3 bathrooms and has a small dip pool. The adjoining house has 2 bedrooms & 2 bathrooms and would be ideal for guests, extended family or to create a rental income. Alternatively the two properties could be joined by creating a doorway between the two lounges, creating a large 5 bedroom, 5 bathroom family home.

Each house has its own entrance with electric gates leading onto a driveway with space for a couple of vehicles, and each has its own garden area to the rear, separated by a low wall with privacy screen above.

Main house: The front door opens into an entrance hall with a door leading into a fully fitted kitchen with a door leading out to the pool area to the rear of the villa. Part glazed doors open into a lovely bright living room with two ceiling fans and patio doors to a covered terrace overlooking the pool. Also on the ground floor is a double bedroom with fitted wardrobes and a shower room comprising corner shower tray, WC and hand basin.

Marble stairs lead up to the first floor landing which has access to a small terrace. The main bedroom has fitted wardrobes, patio doors to a balcony terrace and an ensuite shower room. There is one further double bedroom with fitted wardrobes & patio doors to a Juliet balcony, and a separate family shower room.

Outside, the rear garden is fully paved with a 4x2m dip pool and a built-in barbecue area.

Second house: The front door opens into an entrance hall with a door leading into a fitted kitchen with breakfast bar and a door leading out to the rear garden. Part glazed doors open into a bright & spacious living room with patio doors to a covered terrace. Also on the ground floor is a double bedroom with fitted wardrobes and a separate shower room. Marble stairs lead up to the first floor landing area which has access to a terrace. The main bedroom benefits from fitted wardrobes, an ensuite shower room and a large private terrace. The rear garden is fully paved.

Both houses have pre-installation for air conditioning.

The small town of Zurgena is only a 10 minute drive and offers all amenities for daily living including small supermarkets, bars and restaurants. The much larger town of Huercal Overa is a 15 minute drive and offers a wide range of amenities including large supermarkets, numerous shops, cafes, tapas bars, restaurants, banks, sports facilities and a large hospital.