

## APA-5381 - Villa Moradas - Arboleas



**€ 239,000**

Villa Detached Resale

Land area - 650 m Floor area - 124 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Yes

Swimming Pool: Private

An immaculate 3 bedroom, 2 bathroom villa located in the popular Los Torres area of Arboleas. From its elevated position it enjoys fantastic far reaching mountain views. There is a traditional Spanish country bar within a 15-minute walk and the village of Arboleas is just a 7-minute drive away.

The villa sits on a walled plot of 650m with double entrance gates leading into a gravel driveway. There are beautifully maintained established gardens with a whole variety of flowering plants and shrubs, orange and lemon trees with some irrigation.

There is an 8 x 4 swimming pool surrounded by a large tiled terrace for soaking up the sun's rays and from which to enjoy the fabulous views. A covered porch which leads out from the lounge and dining room is an ideal shaded spot for alfresco dining or from which to sit and relax and enjoy the views. There is also a covered pagoda seating area. To the rear of the villa is a block-built storage casita and an additional storage shed plus wood store and a 1000 litre back up water tank.

The villa is a spacious light and airy 124m<sup>2</sup> and comprises of a covered porch to the side with an entrance door leading into a hallway. A single door leads to a fully fitted kitchen with granite worktops and quality appliances. Off here is access to a separate dining room and from here a single door out to the covered terrace. Back in the entrance hall double doors lead into a spacious lounge with double doors leading out to the covered terrace and a feature log burning fireplace. An archway leads off the lounge to two double guest bedrooms, a family en suite shower room and the master bedroom with en suite bathroom. Both bathrooms have electric heaters for the winter months and there is hot and cold air conditioning in the lounge and all 3 bedrooms. The bedrooms also have fitted wardrobes and are all good size doubles.

Arboleas village has all the amenities you require for day to day and includes an excellent supermarket, medical centre, chemist, post office, banks, gym, small shops, pavement cafes, tapas bars and restaurants, a vet's and a weekly street market on Saturdays. The larger town of Albox is 10 minutes' drive away with many more amenities. The Mediterranean coastline with its beautiful unspoiled beach resorts such as Vera Playa, Mojacar, Garrucha can be reached in 30 to 40 minutes and there are three airports within easy commute, Almeria, Murcia and Alicante. This is an immaculate property sold fully furnished if required and ready to move straight into.

With its immaculate gardens and amazing views, it is one definitely not to be missed.