

## villa for sale Arboleas, Valle Del Almanzora



This extraordinary villa is located in the beautiful and peaceful village of Arboleas, Almería, an area highly appreciated for its exceptional climate, safety and quality of life. The location is truly unbeatable: you can walk to a local bar–restaurant, and the centre of Arboleas is only a five-minute drive away. In approximately fifteen minutes you can reach Albox, a bustling town offering supermarkets, medical services, shops and everything needed for daily living.~~Upon entering through the pedestrian gate or the electric vehicle gate, you are welcomed by the outdoor leisure area, designed to make the most of the Mediterranean lifestyle. The highlight is the spectacular heated swimming pool, surrounded by a spacious fully tiled terrace, very easy to maintain. Next to the pool sits a charming wooden bar, along with ample space for sun loungers and garden furniture — the perfect place to relax and enjoy the warm Almería sunshine.~The property also features solar panels, pergolas with fly screens, and a newly tiled patio that adds both comfort and modern appeal.~~Facing the pool is the main villa, built with high-quality materials and maintained with exceptional care. The house offers three generous bedrooms and two complete bathrooms, as well as two wooden porches that allow you to enjoy the property throughout the year.~The front porch is furnished as a cosy summer lounge with a TV and garden furniture. From here you enter the kitchen, a bright and functional space equipped with modern units, a white silestone worktop and high-quality appliances.~~From the kitchen you step into the impressive living–dining room, truly the heart of the home. This spacious and elegant area is filled with natural light and features a stylish brown-tiled feature wall with a large television, creating the perfect setting for family gatherings or relaxed evenings.~~To the right, you enter the master suite — a bright and comfortable bedroom with a fitted wardrobe, air conditioning, ceiling fan and a private bathroom with both bathtub and shower.~From the living room, through an archway, you reach an independent area that includes two double bedrooms, each with fitted wardrobes, air conditioning, ceiling fans and fly screens, as well as a fully renovated family bathroom located between the two rooms.~~To the left of the lounge is a beautiful indoor entertainment area, separated by French glass doors. This space, currently used as a private bar, includes a wooden bar with stools, fridges, shelving for glasses, a television, and direct access to a second exterior porch covered by wooden pergolas — a charming and cool spot ideal for enjoying summer afternoons and evenings.~~Within the same plot there is also a separate annex offering multiple possibilities. Currently set up with three beds and an office area, it also includes a fully equipped wet room with shower. At the rear of the annex there is a useful storage room, perfect for cleaning products, tools and general storage.~~The property benefits from a heated

pool, solar panels, independent garage/annex, fly screens, wooden pergolas, a newly tiled patio and two porches — all complemented by an exceptional location close to all local services.~~In summary, this is a complete, elegant and beautifully arranged villa, designed for those seeking tranquillity, privacy and the authentic Mediterranean lifestyle in one of the most desirable areas of Almería.

## property details

Spanishestate id:	<b>6338817</b>
reference::	<b>02633</b>
close to/ located:	<b>Arboleas</b>
region:	<b>Valle Del Almanzora</b>
property type:	<b>villa</b>
rooms:	<b>4</b>
property surface:	<b>169 m2</b>
surface plot:	<b>600 m2</b>
price:	<b>€ 329.000</b>

## contact

real estate agent:	<b>Clover</b>
name:	<b>not available</b>
spreekt:	<b>not available</b>
telefoon:	<b>+34950121229</b>