

## villa for sale Arboleas, Valle Del Almanzora



Clover Estates are delighted to exclusively present this single-storey detached villa with private swimming pool that occupies a privileged end-position plot in the sought-after Limaria area of Arboleas, enjoying an elevated setting with only one direct neighbour. Thanks to its position, the property is not overlooked and benefits from excellent panoramic views across the surrounding mountains and countryside. A local bar-restaurant can be reached on foot, while the villages of Arboleas and Albox, offering a full range of amenities, are both within an easy 8 minute drive.~~Double gates open onto a private driveway leading up to a generous parking area. The plot extends around all sides of the villa and is largely a blank canvas, allowing the next owners to further develop or landscape the gardens to suit their needs. Positioned just off the parking area, and partially screened for privacy, is the pool area, featuring an 8 x 4 metre private swimming pool with extensive terracing around it, ideal for sunbathing and outdoor entertaining. At the front of the villa is a covered terrace overlooking the pool and taking in the open views, providing a perfect space for outdoor dining and relaxing throughout the year.~~The front door opens directly into a spacious dining room, easily accommodating a large dining table. To the right is a separate kitchen offering ample cupboard space, a range of appliances, and a door leading out to the rear garden. Off the kitchen is a useful utility, laundry and pantry area, adding further storage and practicality. To the left of the dining room is a large living room with a charming open fireplace, creating a warm and welcoming atmosphere.~~A hallway from the living room leads to the sleeping accommodation. There are two guest bedrooms, both comfortably sized to accommodate double beds with space for wardrobes or additional furniture. The family bathroom is fitted with a shower. The master bedroom is the largest of the three and benefits from fitted wardrobes, patio doors opening out to the garden, and its own en-suite bathroom equipped with a bathtub.~~The living room and all three bedrooms are fitted with newly installed air-conditioning, and the property is being sold fully furnished, allowing the new owners to move in and enjoy the home immediately. A well-positioned villa offering privacy, views and excellent outdoor space, all within easy reach of local amenities.~~For further information about this property or to arrange a viewing, please contact us. For more properties like this one, please visit our website: (please use the form to respond )

**property details**

**contact**

Spanishstate id: **6338828**  
reference:: **02649**  
close to/ located: **Arboleas**  
region: **Valle Del Almanzora**  
property type: **villa**  
rooms: **3**  
property surface: **151 m2**  
surface plot: **900 m2**  
price: **€ 279.999**

real estate agent: **Clover**  
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