

# SPANISHSTATE

<https://www.spanishstate.com/villa/arenas-del-rey-18126/6267016/>

## villa for sale Arenas Del Rey, Alhama



We present for sale a very well presented detached villa in perfect condition featuring 4 bedrooms, 4 bathrooms, independant apartment with tourist license and low maintainance plot with private swimming pool. Ideally located walking distance from the lake Bermejales and only 35 minutes drive from Granada city centre. ~~~Ground Floor~~~The ground floor is accessed through a front door that opens into a spacious, light-filled entrance hall. From the entrance hall:~ • Lounge: A doorway leads to the lounge, which offers ample space for a large sofa and dining table. This room features both a pellet burner and a wood-burning stove, making it cozy and versatile.~ • Kitchen: A separate kitchen is located off the entrance hall. It is fully fitted with plenty of storage and worktop space. Adjacent to the kitchen:~ • Larder Room: Equipped with utilities, including plumbing for a washing machine and dryer.~ • Storeroom: Provides additional storage for food and other items.~ • Bathroom: A family bathroom with a shower is conveniently situated on this level.~ • Double Bedroom: A spacious double bedroom on the ground floor connects to the guest apartment.~~~Guest Apartment~~~The guest apartment, accessible from the double bedroom, includes:~ • A lounge with a wood-burning stove and an air conditioning unit.~ • A kitchen with generous worktop space and storage.~ • A private bathroom with a shower.~~~First Floor~~~A wide staircase from the entrance hall leads to the first floor, which comprises:~ • Landing: A spacious landing with patio doors opening onto a roof terrace, offering stunning views of the surrounding countryside, mountains, and lake.~ • Bedrooms:~ • Two double guest bedrooms.~ • A master bedroom featuring a patio door leading to a private balcony with countryside views. The master bedroom also includes a walk-in wardrobe and an ensuite bathroom.~ • Bathroom: An additional family bathroom with a shower.~~~Outdoor Space and Location~~~The outdoor space is designed for low maintenance, with tiled surfaces throughout and a fully fenced perimeter, ensuring complete privacy from neighbors. The pool area is entirely secluded, offering a tranquil retreat.~~~Features of the outdoor space include:~ • Swimming Pool: A private pool for relaxation and leisure.~ • Pergola: Perfect for year-round outdoor dining and entertaining.~ • Roof Terrace Access: Steps along the side of the property lead to a large roof terrace, which boasts breathtaking countryside, mountain, and lake views.~~~Utilities:~~~The property is connected to mains electricity, water, and sewage, ensuring convenience and reliability.~~~Location:~~~This property is ideally situated, offering both tranquility and accessibility:~ • Lake Access: Within walking distance to the lake's waters and beach.~ • Nearby Towns:~ • 20 minutes' drive to the historic hot springs town of Alameda, Granada.~ • 35 minutes' drive to Granada city center.~ • Coastal Access: Approximately 1 hour and 10 minutes' drive to the coast.~ • Airport Access: Only 1 hour and 30 minutes' drive to Málaga Airport.~~~This property combines private, serene outdoor

living with excellent connectivity to nearby amenities, historical sites, and natural beauty.~~NOTE: The indicated PVP does not include neither taxes nor deed expenses, nor are the agency's professional fees included. The surfaces indicated are descriptive and approximate. The property is sold unfurnished.~

## property details

Spanishestate **6267016**  
id:  
reference:: **14279**  
close to/ located: **Arenas Del Rey**  
region: **Alhama**  
property type: **villa**  
rooms: **4**  
property surface: **261 m2**  
surface plot: **389 m2**  
price: **€ 285.000**

## contact

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