

## 3 Bedroom Villa for Sale in Arboleas

240,000€



Villa Delphin – A fantastic and easy to maintain 3 bedroom, 2 bathroom 118sqm villa with 8m x 4m pool, parking for several cars and/or motor home, casita, large lounge/diner, large kitchen, utility room, wonderful sun/Winter room with glass curtains, fitted wardrobes, air conditioning and much more.

The property sits on a plot of 671sqm and is located in the Los Garcias community in Arboleas and is within easy walking distance of a popular bar/restaurant and Arboleas centre is a 5 minute drive where you will find banks, pharmacy, medical centre, community centre, vet, dentist, hairdressers/barbers, small supermarket, shops, bars, cafes and restaurants, 2 gyms, padel and tennis courts plus two markets every Saturday selling local produce, etc. The coastal resorts of Mojacar, Garrucha and Vera Playa are a 20-30 minute drive. Almeria airport is an hour's drive, Murcia airport is an hour and 15 min drive and Alicante airport is a 2 hour drive.

There is plenty of parking to the front of the property with room for several cars and/or a motor home. The front is laid to gravel for easy maintenance. There are privacy walls between the front and back gardens with gated access either side of the villa. Through the front door you enter the hallway with access to all rooms. There is an archway from here that leads through to large bright lounge/diner with feature fireplace and log burner for the cosy Winter nights, ceiling fans, air conditioning, three windows and double doors out to the glazed sun/Winter room. This room has glass curtains and overlooks the 8m x 4m pool. From the lounge is a door leading into the large kitchen with fitted wall and base units and ample worktop space with a door into the utility room housing the boiler and a door leading to the outside. Back in the hallway doors lead into the family bathroom with bath and shower overhead and all three

- **3 Bedrooms**
- **671m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**
- **118m<sup>2</sup> Build size**