

## 3 Bedroom Villa for Sale in Arboleas

**219,950€**



Villa Mimosa - An exceptionally well priced 120sqm 3 bedroom, 2 bathroom villa with 7m x 4m pool and fantastic views on a larger than average plot size of 1750sqm. Also benefits from a car port, roof terrace, glazed conservatory/Winter room, 2 reception rooms, possibility to extend to provide further options. If you are looking for privacy then this is the one for you.

Located in the popular Los Garcias community of Arboleas and only a short walk to a popular bar/restaurant and a 4 minute drive to Arboleas centre. Arboleas centre provides all your daily needs including banks, shops, supermarket, pharmacy, medical centre, dentist, vets, hairdressers/barbers, gyms, padel/tennis courts, bars, cafes and restaurants. The coastal resorts of Mojacar, Vera Playa and Garrucha are a 25-30 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 are double gates leading into the large front garden with established trees and shrubs and mainly laid to gravel for ease of maintenance. The gardens have an irrigation system in place. There is ample room for parking several cars and/or a motorhome. There is a car port and room for a garage (subject to planning permission). There is a store room with full bathroom that could easily be converted into an extra bedroom and if extended could be the perfect guest accommodation i.e. B&B, visiting family/friends. The tiled terrace surrounding the 7m x 4m swimming pool provides space for sunbathing and relaxation. The rear of the villa benefits the most from the fantastic views. There is a spiral staircase leading up to the roof terrace – perfect place for enjoying the surrounding views and watching the sunrise and sunsets, relaxing and star gazing. Entry is via the conservatory/Winter room with glass doors is perfect as an additional lounge or extra guest room. The front enters into the kitchen which benefits from being newly fitted with ample worktops and cupboard space. This is semi open to the dining room and another door leads into a further

- 3 Bedrooms**
- 2 Bathrooms**
- 120m<sup>2</sup> Build size**
- 1,750m<sup>2</sup> Plot size**
- Swimming pool**