

## 3 Bedroom Villa for Sale in Arboleas

294,950€



NEW TO MARKET AND WOW WHAT A STUNNER- VILLA SERENE – EXCLUSIVE TO CALIDA HOMES. IN AN ENVIABLE RAMBLA FRONT SETTING WITH AMAZING VIEWS AND A LOVELY/EASY 10 MIN. WALK FROM ARBOLEAS CENTRE. AN IMMACULATELY PRESENTED- SPACIOUS 3 BED 2 BATH PROPERTY THAT AFFORDS HIGH LEVELS OF PRIVACY – EASE OF MAINTENANCE AND BENEFITS FROM PRISTINE PRIVATE POOL, WONDERFUL COVERED PORCH. LARGE ROOF TERRACE WITH HOT TUB, POOL CABANA AND HUGE PRESSED CONCRETE TERRACE WITH COVERED CAR PORT THAT PROVIDES AMPLE OFF STREET SECURE PARKING.

We are delighted to present this exceptional property and gardens in the La Perla area of Arboleas, which unusually for location offers spectacular open views, no through traffic and high levels of privacy. It's just a lovely 10 min walk through orange and lemon groves from Arboleas centre and amenities in one direction and miles of wonderful countryside walks in the other. In Arboleas alongside a good number of great cafes/bars/restaurants you'll find many of the more practical amenities required for day to day living (most with English speakers) banks, pharmacy, gyms, hair dressers, nail bar, vets, medical centre etc and don't forget the two fantastic Saturday street markets. Other pretty market towns such as Zurgena, La Alfoquia are just a short drive and many of Almeria's prettiest coast resorts/beach areas are an easy 25-30 min drive ( Mojacar, Vera, Garrucha etc.). Getting here is simple as via great motorways we have easy access to 3 international airports Almeria being the closest just 45-50 mins drive.

A fantastic safe lock up and leave holiday villa with great rental potential or a wonderful full time home. The choice is yours & please do watch the accompanying walk around video to appreciate layout, presentation and quality.

Peaceful Private Secure Ample off-street parking wonderful low maintenance gardens and easy walk to amenities

- **Video Tour available**
- **136m<sup>2</sup> Build size**
- **3 Bedrooms**
- **600m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Swimming pool**