

**APF-3046 - Finca Decoraciones - La Alfoquia****€ 490,000**

Country House Detached Resale

Land area - 1,106 m Floor area - 196 m

4 bedrooms

4 bathrooms

Water: Mains Electricity: Mains

Telephone: Yes Internet: Yes

Swimming Pool: No

Authentic Spanish finca for sale in Almeria Province, comprising a unique 4 bedroom country house set in land of around 1100m<sup>2</sup>. The property is situated in the Alfoquia area with beautiful far reaching valley views.

The house was constructed around 10 years ago and has been built to a high standard using quality materials and finishes. Double wooden front doors opens into a large entrance hall with a seating area and an open staircase with a gallery landing above. There is a large open plan living area with a fitted kitchen to one end and lounge with fireplace to the other end. The dining area has patio doors leading out to a terrace, ideal for alfresco dining whilst enjoying the fantastic views. The kitchen has an adjacent climate controlled pantry / utility room, which leads in to a large games room. Also on the ground floor is a double bedroom with fitted wardrobes and ensuite shower room, another double bedroom with fitted wardrobe, and a separate family bathroom.

The first floor landing gives access to the master bedroom with walk-in wardrobe and a luxury ensuite bathroom with jacuzzi bath, shower cubicle, WC, bidet and basin. There is another large bedroom on the 1st floor, as well as a shower room, and access to a roof terrace.

The property benefits from oil fired central heating throughout, as well as hot & cold air conditioning in the entrance hall, living area and master bedroom. All services are connected including mains electricity, water, sewage, telephone and internet. There is also a water softener and an alarm system with CCTV. Furniture, including white goods, is available by negotiation.

The plot is walled / fenced and gated, and there is a car port. The garden area surrounding the house has been beautifully landscaped, with decorative paving and beds planted with flowering plants, shrubs and trees including orange, lemon, olives, mandarin, and false pepper.