

APC-5613 - Villa Judea - Arboleas



€ 270,000

Villa Detached Resale

Land area - 704 m Floor area - 120 m

3 bedrooms

3 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

Rambla front 3 bed 2 bath villa with fantastic views of the village and the mountains.

Located within a very easy 5-minute walk to the village of Arboleas and all the amenities it has to offer including several cafe and tapas bars, restaurants, medical centre, chemist, banks, a gym, vets, small shops etc and a weekly street market on Saturdays. The unspoiled beach resorts of Vera Playa, Garrucha, Mojacar etc can be reached in 25 to 35 minutes via excellent motorway connections, there are three airports within easy commute, Almeria and Murcia an hour and Alicante 2 hours.

The villa sits on the edge of a quiet cul de sac on a fully walled and gated plot of 704m. It is completely private and not overlooked.

There is sufficient space in the driveway to park two cars comfortably and double wooden gates lead through to a paved courtyard ideal for entertaining but which could also be used as an additional parking where it required for a motor home.

To the rear of the villa is an 8x4 swimming pool surrounded by terrace from which to soak up the sun's rays and enjoy the fantastic views. There is a very useful storage room (casita) and adjoining this a wet room for use from the pool and outside living areas. There is a fly screened enclosure for alfresco dining with a retractable awning for shade in the height of the summer and also a glazed sun room which leads out from the lounge and the master bedroom.

Finally, the Moroccan room which is a beautiful poolside chill out room with fabulous views and which also has fly screen doors. The gardens are very low maintenance with established plants and shrubs making it an

easy lock up and leave holiday bolt hole.

The front door leading from the driveway takes you into a hallway off of which there are two double guest bedrooms, a family bathroom and the master bedroom which has an en suite shower room and double doors leading out to the sun room. A door then leads from the hallway to a spacious lounge and dining room with double aspect windows and double doors leading out to the sun room giving it a lovely light and airy feeling. There is a log burning feature fireplace and double doors leading out to the sun room. This is a beautiful room for the winter months as it overlooks the swimming pool and the views and keeps cosy and warm with the sunshine. In the summer all the doors can be slid back to allow a shaded terrace with fly screens.

Off the dining area of the lounge a door leads to a spacious fully fitted kitchen with plenty of base and high-level cupboards and double aspect windows with fabulous views. There is also a separate utility room with a side access door leading out to the exterior.

The villa has approx. 120m of internal living space including the sun room.

The villa has lots of extras including hot and cold air conditioning throughout, ceiling fans, fly screens on all windows, fitted wardrobes in all 3 bedrooms, solar panels for solar electricity, electric radiators in each room, sun room, fly free room, covered exterior terrace (Moroccan room) alarm system and more.

It is set in an idyllic much sought after area in the hamlet of La Judea and within very easy walk of the village. Properties in this location rarely come onto the market and certainly not at this price.

This is one to view quickly as we do not anticipate that in the current market it will be on the market for long.

The villa can be sold mainly furnished if required subject to negotiation.