

APF-3844 - Villa Calmante - Cantoria



€ 165,000

Villa Detached Resale

Land area - 600 m Floor area - 141 m

3 bedrooms

2 bathrooms

Total Rooms - 7 rooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

Very well presented 3 bedroom villa with a private swimming pool, huge garage and workshop, all set in a fully walled / fenced and gated plot of around 600m².

This well designed villa is situated within walking distance of the charming village of Almanzora which offers basic amenities including tapas bars / restaurants, and only 8 minutes drive from the large town of Albox which offers all amenities including a wide range of shops, supermarkets, cafes, tapas bars, restaurants, banks, schools, shops, sports facilities, 24 hour medical centre and two weekly markets.

A sliding vehicle entrance gate opens onto a paved driveway which leads directly to the garage, and a separate pedestrian gate opens onto a paved pathway which leads directly to the covered front porch. From here, the front door opens into an entrance hall and, to the right, part glazed double doors open into a lovely bright lounge / dining room with air conditioning, fireplace housing a fan assisted wood burner, and patio doors leading out to a shaded terrace which overlooks the pool.

The kitchen is situated opposite the front door and is fully fitted with a good range of storage cupboards & drawers and a gas hob with electric oven below to one side, with space for a small breakfast table & chairs to the other side. The kitchen gives access to a courtyard with a spiral staircase leading up to a roof terrace which houses the solar hot water system and offers far reaching views across the surrounding countryside.

To the left of the entrance hall is an inner hallway which gives access to the bedrooms and bathrooms. The



master bedroom benefits from air conditioning and an ensuite shower room comprising a glazed shower cubicle, WC, pedestal basin and storage units. There are two further good sized double bedrooms with ceiling fans, and a separate bathroom comprising full size bath with shower over & glazed screen, WC, pedestal basin and storage units.

The villa benefits from a water softener, along with double glazed windows with fly screens, persiana blinds and security rejas throughout.

To the rear of the garage, a door opens into a corridor which connects the garage to the workshop, and also leads out to a covered patio / barbecue area with access to the kitchen courtyard.

The shaded terrace which overlooks the pool offers ample space for an alfresco dining table & chairs. The pool has Roman steps which lead directly off the terrace and there is a pool-side shower. To the other end of the pool is a tiled patio with metal gazebo. The remainder of the plot is laid to gravel for ease of maintenance, and is planted with a variety of native flowering plants, shrubs and trees with an irrigation system in place.