

**APF-4244 - Villa Cava - Cantoria**



**€ 159,950**

Villa Detached Resale

Land area - 673 m Floor area - 121 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

**EXCLUSIVE TO ALMERIA PROPERTY FINDER!**

Bright & spacious 3 bedroom, 2 bathroom villa with a large swimming pool and fabulous views, situated in a quiet rural area only 5 minutes drive from amenities and within easy walking distance of a local bar. The town of Fines can be reached in just over 5 minutes and offers all amenities for daily living including a lively street market every Sunday morning. The town of Cantoria also offers a wide range of amenities and can be reached in around 10 minutes.

With a build size of 121m<sup>2</sup>, the villa is set in a walled & gated plot of 673m<sup>2</sup> with a larger than average 10x5m swimming pool. The pool has off-set Roman steps to one end and is set in a lovely private walled patio with ample space for sunbathing and beautiful uninterrupted views. Please note that the property has not been occupied in recent months so the pool is in need of a good clean - pool photos will be added once this has been carried out.

From a tarmac road, a 500m track leads to the property where vehicle gates open onto a gravelled driveway with off road parking space for up to four cars - plenty of space for a camper van if required. From a separate pedestrian gate, a path leads to a patio door which opens into the kitchen. The large kitchen is fully fitted with a good range of light beech effect cupboards & drawers both above & below the work surface, a gas hob with extractor, a wall mounted electric oven & microwave, a fridge freezer, and a ceiling fan.

From the kitchen, an arch leads through to a bright & airy lounge / dining room with a feature circular wall, a

free standing wood burner, air conditioning and two ceiling fans. A patio door leads out to a fly screen enclosed terrace, ideal for alfresco dining. Part glazed doors from the lounge / dining room lead out to a spacious hallway which gives access to the bedrooms and bathrooms, and incorporates the front door which leads out to the rear of the villa, from where a tiled path extends around to the front of the villa and parking area.

The master bedroom benefits from air conditioning, a ceiling fan, fitted wardrobes and an ensuite shower room comprising corner shower cubicle, WC and pedestal basin. Bedroom 2 is a large double bedroom with ceiling fan, and Bedroom 3 is a double bedroom also with ceiling fan. The family bathroom comprises a bath with shower over & glazed shower screen, WC, bidet and pedestal basin.

In addition, the villa has two utility rooms with external access, and a tool shed. An external staircase leads up to a roof terrace with far reaching views across the surrounding countryside to the mountains beyond. The roof terrace has electric sockets so you can enjoy music whilst admiring the views!

The plot is planted with a variety of flowering shrubs and trees including olive, pine & false pepper.