

## APF-5267 - Villa Barca - Albox



**€ 250,000**

Villa Detached Resale

Land area - 2,142 m Floor area - 190 m

4 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

A fabulous modern two storey fully furnished detached three bedroom, two bathroom house with a build of 190m<sup>2</sup> located in the area of Locaiba, Albox. The property is in a fabulous location approximately 3 minutes to the town of

Albox, which offers all amenities including a wide range of shops, supermarkets, cafes, tapas bars, restaurants, schools, banks, post office, sports facilities, a 24 hour medical centre and two weekly markets. There is good access to the motorway for the rest of the Almanzora Valley, the coast and airports of Almeria, Alicante and Murcia.

Set in a large plot of 2142m<sup>2</sup> the property has a large garage (56m<sup>2</sup>) with basement below. The property has electric gates and a driveway with ample parking to the garden where there is a pretty porch area at the entrance to the house. From here the front door opens into a lovely hallway with a stone staircase on the right leading upstairs. On the left a door opens into the combined lounge/kitchen/diner running along the length of the house.

The lounge area is at the front and has a wood burner in a brick built fireplace, there is also air conditioning installed, leading into a spacious dining area which features a beautiful brick feature breakfast bar to divide the kitchen space. The fully fitted kitchen has wooden floor and wall units with granite worktops, a built in single oven with microwave above, dishwasher, electric hob and chimney style extractor hood.

At the end of the hallway is a large double bedroom and opposite the living room there is a shower room with shower cubicle, wash hand basin, WC.

The beautiful travertine marble staircase with metal work panels and wooden hand rails lead up to the second floor landing with a reception area and a door leading out to a very nice spacious balcony offering fabulous views.

The second floor has a bright lounge with two double doors leading to balconies with views over the surrounding countryside.

Directly opposite the stairs there are two bedrooms with built in wardrobes - a single bedroom (currently used as an office), a double bedroom with air conditioning .

The Master bedroom has a dressing room leading through to the main bathroom, which is also accessed from the main hallway, and comprises a corner bath, WC, bidet and vanity wash hand basin.

Outside, the garden has a brick built BBQ area and a large garage fitted with a fireplace providing potential space for entertaining guests. A garden gate leads down to a lower level large basement area underneath the garage, which has potential for various uses such as additional storage, living space, office, gym.

This area has more land with trees and shrubs and is fully fenced, ideal space for keeping animals secure.

There is also a water deposit and the house has pre- installed pipework for a central heating system if required, mains water and electricity connected. The property provides some fantastic views and has the benefit of being close to the town yet in a quiet location.