

## APC-5375 - Villa Morgan - Arboleas



**€ 284,950**

Villa Detached Resale

Land area - 1,313 m Floor area - 172 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Yes

Swimming Pool: Private

A fantastic opportunity to purchase an immaculate, contemporary and spacious 3 bedroom, 2 bathroom fully furnished, 178m<sup>2</sup> build detached villa in the desirable Los Torres community of Arboleas. It is very private, has amazing views and is within walking distance of 2 popular bars that serve great food and just a 6 minute leisurely drive from Arboleas centre where there is lots more going on.

Arboleas with its popular Saturday street market, offers a good number of cafe/bar/restaurants alongside the more practical amenities required for day to day living with banks, pharmacy. GP, Vets, Gyms, Bakery, News Agent, Hairdressers etc. The larger market towns of Albox and Huercal Overa are just a short drive and many of Almeria's prettiest beach resorts ( Mojacar, Vera, Garrucha etc) are an easy 30-35 min drive.

With great foresight current owners, who had the property built, purchased not just the plot the villa is constructed on but the adjoining plot which is urban building land. This was done with no intention to build on the additional plot but rather to protect views and ensure nearest neighbour was a certain distance away. This additional plot which is included in the sale can, of course, be left as is or offers some other fantastic options. Perhaps the addition of a 2nd villa/cottage for guests or to provide rental income or to create a far larger than average stunning tiered garden.

The gardens in which villa constructed provide 657 mtrs of space, provide a delightful, tranquil and easy to maintain outside space in which to relax in total privacy, soaking up the rays and taking in the outstanding views which you'll never tire of. They are accessed via opaque and impressive double wooden gates that

open to a very good-sized gravelled driveway/parking area with ample room for multiple vehicles or a motor home plus car. This has been bordered with pretty and established yuccas and fruit trees. The main part of the garden runs along the entire villa frontage it incorporates a pristine 8 x 4 tiled swimming pool (with a heating system that's not currently connected but could easily be re commissioned) encased by a sizeable sun bathing terrace that houses a traditional Spanish BBQ ideal for those pool side parties. There is a large 2nd terraced area with a lovely wooden pergola that provides a fabulous outside dining/relaxation area. The rest of the garden has been very well maintained and provides ample space within in its feature stone walls for additional planting or perhaps if required a summer kitchen/bar.

Equally, as the gardens have been beautifully designed/presented so has the villa which over two levels. Modern, Stylish, Open, Spacious and to the highest quality it certainly is and nothing needs changing.

A gorgeous covered terrace/porch off of which you have front door access and double door access into the lounge, runs along much of the villa frontage and provides a wonderful seating/ entertaining area to take in the genuinely beautiful views. Entering via the solid wood front door you access a central hallway which gives access to all rooms and off of which polished cream marble stairs take you up to the 2nd floor. Arched access to the left of the front door leads off into the beautifully appointed lounge/dining room with air conditioning and a corner mounted wood burning fire. Arched access off of here, with a further arched serving hatch, flows wonderfully into the newly refurbished kitchen with all new top spec appliances (inc an integral dish washer), ample contemporary floor and wall units with wine rack and quality hard wood work tops. Additionally on the 1st floor you have a handy under stair store come utility room which houses the washing machine, two double guest bedrooms both with air conditioning and fitted wardrobes and newly refurbished family bathroom. On to the upper level & you have the master suite. A good-sized landing area, very good-sized double bedroom with walk in wardrobe, the 2nd newly refurbished bathroom and an expansive wrap around solarium/roof terrace from which you enjoy genuinely spectacular/un interrupted views.

The whole property has been recently re decorated and benefits from solar hot water and so many extras which have been incorporated by the current owners. There is mains water and electricity connected.