

APC-5440 - Villa Lutin - Arboleas



€ 189,500

Villa Detached Resale

Land area - 611 m Floor area - 145 m

2 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

A lovely well maintained 2 bedroom, 2 bathroom detached villa with a build of 145m² with a large 2-car garage, extra parking for several vehicles, 8x4 swimming pool, spectacular uninterrupted views of the mountains and countryside and short walk to a popular bar/restaurant also providing daily produce and conveniences. The villa is situated on a plot size of 611m² in the Los Colorados community of Arboleas and is a 10 minute drive into Arboleas centre with two Saturday markets, cafes/bars/restaurants, banks, pharmacy, medical centre, schools, shops, supermarket and much more.

Albox with large supermarkets, English food shops, emergency medical centre, sport centre, banks, shops, two weekly street markets and much more is only a 20 minutes drive away. Almeria airport is just over an hour away, Murcia airport is approx. 1 hour, 20 minutes and Alicante airport is approx. 2 hours. The beautiful Mediterranean coastal resorts of Mojacar, Garrucha and Vera Playa are 35/40 minutes away.

The gardens and pool area are South facing and are accessed via a pedestrian gate and double gates onto the driveway that gives access to the large 52m² garage. The garage has plenty of room to park 2 cars plus extra storage and could easily be converted into extra living accommodation/rental potential.

From the driveway there are steps up into the garden/pool area and this area is low maintenance with some native trees and shrubs around. There is ample space around the pool for sunbathing and taking in the breathtaking uninterrupted views of the surrounding countryside and mountains. There is a fly free enclosure that can be accessed from the lounge ideal for entertaining and al fresco dining with fantastic views. There is



a garden area behind the villa with storage shed.

The front door leads into the bright and airy lounge with pellet burner for the cold winter nights, two ceiling fans, H&C air conditioning, door out to the fly free enclosure. There are two archways, one leading into the kitchen and the other through to the bedrooms and bathrooms. The kitchen is fitted with ample granite worktops and cupboards, electric oven, gas hob, fridge/freezer, washing machine, drinking water system, ceiling fan, hot water boiler and window. The master bedroom is a large room with fitted wardrobes, H&C air conditioning, ceiling fan, window and door to the en-suite shower room with a large walk-in shower, WC and wash basin and window.

The second bedroom is a double with fitted wardrobes, ceiling fan and window. The guest bathroom has a large walk-in shower with WC, wash basin and bidet and window.

Note: all windows have fly screens, blinds and rejas. There is a ducted air conditioning system throughout that could easily be up and running again if needed but the current owners have chosen individual units.