




Country House

4 bedrooms

One bathroom

 183 m<sup>2</sup>

 6,257 m<sup>2</sup>

**REF: ESP 3190**

## Arboleas

**€90,000**

### Charming Detached Country House in Idyllic Surroundings

Nestled in the picturesque area of Arboleas, this traditional detached country house offers a serene retreat in beautiful, tranquil surroundings. Featuring 4 bedrooms and 1 bathroom, the property is habitable but presents an excellent opportunity for modernization and some TLC.

#### Key Features:

**Bedrooms:** 4 spacious bedrooms, with two rooms currently used as bedrooms on the ground floor.

**Bathroom:** 1 small bathroom with a shower, situated on the ground floor.

**Living Space:** The front entrance leads into a combined lounge, dining room, and kitchen area, perfect for family gatherings and entertaining.

**Additional Rooms:** A hallway connecting the ground floor rooms and an upstairs landing area with potential for adding another bathroom.

#### Exterior Features:

**Patio:** A large patio area with a unique cave storeroom, ideal for storage or conversion into a unique feature space.

**Garage:** A detached garage providing secure parking and additional storage.

**Land:** The property boasts flat land at the rear, ideal for installing a swimming pool. There is also more land with almond, olive, and fruit trees, complete with water rights.

#### Location and Accessibility:

**Access:** The property benefits from a good access road and plenty of available parking.

**Proximity to Amenities:** Just a 10-minute drive to the village of Arboleas, where all essential amenities are available.

**Coastal Access:** The coast is a mere 30-minute drive away, perfect for day trips and seaside outings.

**Airport:** Almeria airport is conveniently located just 1 hour away, making travel easy.

#### Condition:

The property is in excellent condition considering its traditional build, but it would benefit from modernisation to fully realize its potential.

#### Viewing Information:

This property is a must-see for anyone looking for a tranquil countryside home with potential for customization in Arboleas, Almeria. Don't miss out on this excellent opportunity to create your dream home in an idyllic setting.

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