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Villa  
3 bedrooms  
2 bathrooms  
🏠 126 m²  
🏡 550 m²  
🏠 Private

**REF: ESP 3776**

## Arboleas

**€215,000**

**Stunning Refurbished Villa in Arboleas - Walk to Amenities!**

Beautifully refurbished 3-bedroom villa located in the desirable area of Arboleas. Recently renovated to a high standard, this villa is move-in ready. With its ideal location, you are within walking distance to local amenities, including cafes, bars, restaurants, and a weekly street market. Enjoy a pleasant walk along the new via verde (old railway line) to the charming village of Arboleas.

**Bedrooms:** 3 comfortable bedrooms, including a master bedroom with an en suite shower room.

**Bathrooms:** 2 modern bathrooms, including a family bathroom and an en suite in the master bedroom.

**Living Space:** A spacious lounge and dining area providing ample space for relaxation and entertaining.

**Kitchen:** A separate, newly fitted kitchen.

The property is set on a fully established and walled plot of 550m², offering privacy and security.

**Swimming Pool:** An 8x4 meter swimming pool with desert grass fitted around it, perfect for cooling off on hot days.

**Outdoor Amenities:** The villa features a BBQ area and multiple versatile spaces for outdoor activities.

**Parking:** A driveway and garage provide ample parking space, with a pergola fitted at the front of the villa for additional shaded parking or leisure space.

**Climate Control:** A/C units for hot and cold are installed, ensuring comfort throughout the year.

**Windows and Doors:** Double-glazed windows and doors enhance energy efficiency and noise reduction.

**Mains Connections:** The property is connected to mains water and electricity, and high-speed internet can be easily connected.

Walking distance to all essential amenities, including cafes, bars, restaurants, and a weekly market.

**Arboleas Village:** Enjoy a lovely walk along the new via verde to the village of Arboleas.

**Investment Potential:** Ideal for first-time homeowners, a holiday home, or as a rental property with great investment potential.

The villa is in pristine condition, having been refurbished as new. Ready for immediate occupancy with only minor finishing touches needed.

Competitively priced for its excellent location and high standard of refurbishment. Offers accepted.

This villa is a must-see for anyone looking to buy in Arboleas. With its fantastic location, beautiful refurbishment, and excellent amenities, it is perfect for both permanent living and as a holiday home. Don't miss this opportunity to own a stunning villa in Arboleas. Schedule your viewing today.

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