



Villa  
 3 bedrooms  
 2 bathrooms  
 🏠 609 m<sup>2</sup>  
 🏠 140 m<sup>2</sup>  
 🏠 Private

**REF: ESP 3890**

## Arboleas

**€219,995**

### Charming 3-Bedroom Detached Villa with Stunning Views

Nestled in a peaceful setting just a short walk from a welcoming bar and restaurant, this lovely detached villa offers both tranquility and convenience. Located a short drive from the vibrant towns of Albox and Arboleas, it provides easy access to all essential amenities while maintaining a serene and private atmosphere.

The property is accessed via sliding gates that open onto a spacious gravelled driveway with ample parking for multiple vehicles. A wooden storage shed sits to the side, offering extra space for tools or outdoor equipment. The low-maintenance garden, dotted with mature shrubs, surrounds the villa, allowing easy access around the entire property.

At the rear, the private pool area boasts breathtaking panoramic views, creating a wonderful outdoor space to unwind. While the pool requires some renovation, it has the potential to be restored to a fantastic feature. An outdoor shower adds to the convenience of this peaceful retreat.

A charming front terrace leads into the conservatory, a bright and airy space with sliding glass doors and a ceiling fan—ideal for relaxing with a book or enjoying the sunshine. From here, you step into the spacious lounge, featuring a ceiling fan and a pellet burner that feeds the central heating, ensuring comfort year-round. The room easily accommodates a dining area, making it perfect for both everyday living and entertaining.

The fully fitted kitchen offers generous storage and workspace, along with a separate utility room for added convenience. A door from the kitchen provides direct access to the rear of the property.

To the right of the lounge, an archway leads to a well-sized double bedroom with fitted wardrobes and a ceiling fan. A bathroom with a bathtub is located next door, making this section ideal for guests. On the opposite side of the lounge, two additional double bedrooms, both equipped with ceiling fans (one featuring fitted wardrobes), offer comfortable accommodation. A second bathroom includes a modern walk-in shower.

With a little care and attention, this villa could become a fantastic family home or a perfect lock-up-and-leave holiday retreat. Offering space, comfort, and stunning surroundings, this is a wonderful opportunity to create your ideal home in the sun.

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