



Villa  
 3 bedrooms  
 3 bathrooms  
 🏠 369 m<sup>2</sup>  
 🌳 7,138 m<sup>2</sup>

**REF: ESP 3937**

## Cuevas del Almanzora

**€320,000**

Detached Villa with Rental Potential – 7km from Beaches of Villaricos, Almería  
 Spacious 3-Bedroom Villa with Large Garage, useful Land – Ideal Location Near Cuevas del Almanzora, Almería

Looking to buy a villa near the beach in Spain with investment potential? This detached villa is located just 7 minutes from the unspoiled sandy beaches of Villaricos on the sunny coast of Almería, Andalusia. Set on a generous 7,136m<sup>2</sup> of land, this property offers a rare chance to enjoy coastal living while also exploring possibilities for a guesthouse, rental apartments.

### Key Property Features:

- 3 double bedrooms, 2 bathrooms
- Bright spacious lounge with wood burner
- Separate dining room and fully fitted kitchen
- Large covered front porch for outdoor living
- Two private driveways
- Completely private and move in ready

### Massive Potential for Expansion or Business:

- 7,136m<sup>2</sup> of land is usable and flat - ideal for gardens, orchards, or leisure areas. Approx. half of the land is urban therefore ideal if you wish to build a house or annex an apartment the options are endless.
- Huge 160m<sup>2</sup> Garage (Convertible)
- Space for up to 6 vehicles
- Includes fireplace, kitchenette, toilet, and extra room
- Easily convertible into 2 separate rental units or guest apartments

### Top Location

- Only 7km to the beaches and port of Villaricos
- Just a few minutes to Cuevas del Almanzora - Supermarkets, restaurants, weekly street market, medical services
- Fast access to the motorway for Almeria, Murcia, Alicante and Malaga Airports
- Close to golf courses, marinas, Vera Playa, Mojacar, and Garrucha

Quiet private and ready to move into - no renovation needed

This is a must-see villa in one of Almeria's best coastal areas. Ideal for buyers seeking beach proximity, space and income opportunities in sunny Andalusia.

Contact us now for more information or to schedule a visit. Great investment opportunity.

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